

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS  
**COMMUNITY DEVELOPMENT AGENCY MEETING**  
**May 27, 2014, 7:00 P.M.**  
**City Council Chambers 400 East Military, Fremont NE**  
AGENDA

1. Meeting called to order
2. Roll call
3. Continued [Resolution](#) approving general redevelopment [plan](#) for 23rd & Bell Redevelopment Area ([staff report](#))
4. [Resolution](#) approving general redevelopment [plan](#) for Morningside Business Park project ([staff report](#))
5. [Resolution](#) approving general redevelopment [plan](#) for Downtown District project ([staff report](#))
6. Adjournment

**CITY COUNCIL MEETING**  
**May 27, 2014**  
**City Council Chambers 400 East Military, Fremont NE**  
**STUDY SESSION – 6:45 P.M. REGULAR MEETING – 7:00 P.M.**  
AGENDA

1. Meeting called to order
2. Roll call
3. Mayor comments (There will be no discussion from the Council or the public regarding comments made by the Mayor. Should anyone have questions regarding the comments, please contact the Mayor after the meeting)

*PUBLIC HEARINGS AND RELATED ACTION:*

4. Continued Public Hearing on declaration of [blight](#) and substandard conditions at 23rd & Bell ([staff report](#))
5. Continued [Resolution](#) declaring 23rd and Bell Street [blight](#) and substandard ([staff report](#))
6. Public Hearing on declaration of [blight](#) and substandard conditions for Downtown District ([staff report](#))
7. [Resolution](#) declaring Downtown District blighted and substandard ([staff report](#))
8. Public Hearing on declaration of [blight](#) and substandard conditions for Morningside Business Park ([staff report](#))
9. [Resolution](#) declaring Morningside Business Park blighted and substandard ([staff report](#))
10. Continued Public Hearing on general redevelopment [plan](#) for 23rd and Bell Street ([staff report](#))
11. Continued [Resolution](#) approving general redevelopment plan for 23rd and Bell Street ([staff report](#))
12. Public Hearing on general redevelopment [plan](#) for Downtown District ([staff report](#))
13. [Resolution](#) approving general redevelopment plan for Downtown District ([staff report](#))

*CONSENT AGENDA: All items in the consent agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which event the item will be removed from the consent agenda and considered separately.*

14. Dispense with reading of and approve May 13, 2014 [minutes](#)
15. May 14 – 27, 2014 [claims \(staff report\)](#)
16. [Resolution](#) approving consumption of alcohol on city property for Michelle [Vrana](#), Christensen Field, June 6, 2015, wedding reception [\(staff report\)](#)
17. [Resolution](#) approving Special Designated Permit application for [F&T Inc.](#) 1710 W 16th, June 14, 2014, reception; [Rise's](#) Drive-In Liquor, 1544 E Military, July 19, 2014, reception and 1710 W 16th, October 18, 2014, reception; [DeSauce](#) Developments, 541 N Broad, June 13, 2014, reception; [Burtonian](#) Enterprises, 1682 E 23rd Ave North, May 31, 2014, beer garden; 2410 N Colorado Ave, May 31, 2014, reception; 1700 E 23rd, June 3, 2014, reception; 1682 E 23rd Ave North, June 7, 2014, beer garden; 925 N Broad, June 21, 2014, reception [\(staff report\)](#)
18. Liquor license manager [application](#) of Cassandra Hull for Quik-Pik, 2010 North Bell Street [\(staff report\)](#)
19. [Resolution](#) approving Dodge County [request](#) to remove two parking stalls on north side of 4th between Broad and Park [\(staff report\)](#)
20. Fremont Rotary Club [request](#) to allow parking on Airport Road and public property adjacent for Fly-In Breakfast at Fremont Municipal Airport on August 24, 2014 from 7:30 a.m. to 11:30 a.m. [\(staff report\)](#)
21. [Resolution](#) assessing nuisance lien against North 54.48' Lots 1 and 2, Block 8, Hawthorne Heights Proposed 2nd addition, 2141 North H [\(staff report\)](#)
22. [Resolution](#) approving Group Med Partnership [request](#) to subdivide part Tax Lot 44 SE ¼ SW ¼ 9-17-8 into two lots [\(staff report\)](#)
23. [Resolution](#) approving Group Med Partnership [request](#) to combine part Tax Lot 44 SE ¼ SW ¼ 9-17-8 into one lot [\(staff report\)](#)
24. [Resolution](#) adopting Sign Maintenance [policy \(staff report\)](#)

*REGULAR AGENDA: requires individual associated action.*

25. Continued Ron Vlach [request](#) for conditional use to erect oversized accessory building, 2450 West Military Avenue, in the RL Lake and River Zoning District [\(staff report\)](#)
26. Dodge County SID #2 [request](#) for a waiver of Article V, Section F of the subdivision regulations relating to street standards [\(staff report\)](#)
27. [Ordinance](#) annexing [property](#) located SW corner of NW ¼ 19-17-9 [\(staff report\)](#)
28. Certify election results of May 13, 2014 primary election [\(staff report\)](#)
29. [Ordinance](#) continuing ½ cent sales tax passed by voters on March 13, 2014 [\(staff report\)](#)
30. Adjournment

Agenda posted at the Municipal Building on May 23, 2014 and online at [www.fremontne.gov](http://www.fremontne.gov). Agenda distributed to the Mayor and City Council on May 23, 2014. The official current copy is available at City Hall, 400 East Military, City Clerk's Office. The City Council reserves the right to go into Executive Session at any time. A copy of the Open Meeting Law is posted in the City Council Chambers for review by the public. The City of Fremont reserves the right to adjust the order of items on this agenda.

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Community Development Agency approval of a general redevelopment plan at the intersection of 23<sup>rd</sup> and Bell

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**Recommendation:** Move to approve Resolution

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**Request:** The City seeks approval of a general redevelopment plan for the area surrounding the intersection of 23<sup>rd</sup> and Bell Streets.

**Background:** The general redevelopment plan is a follow up item to the blight and substandard study that was approved by the Planning Commission at the February 17, 2014 regular meeting and then proposed to be approved by the City Council on May 27, 2014. The redevelopment plan is designed to begin addressing the factors that contributed to the blighted and substandard conditions found in the study area.

The general redevelopment plan is required under state statutes in order to begin pursuing additional activities that address the issues found within the study area. It also allows the City to solicit and/or receive proposals for redevelopment from the private sector; and opens the door for other potential funding opportunities and redevelopment activities/projects.

The Planning Commission recommended approval of this item on 21 April 2014 by a vote of 7-0.

**Findings:** The proposed redevelopment plan is in conformance with the requirements of the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

**CDA#3**

**CDA RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE GENERAL REDEVELOPMENT PLAN FOR THE AREA SURROUNDING THE INTERSECTION OF 23<sup>RD</sup> AND BELL STREETS PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, On May 27, 2014, the City Council declared the area blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, City Staff has completed a general redevelopment plan for the area;

WHEREAS, On April 21, 2014, the Planning Commission reviewed and recommended adoption of the aforementioned redevelopment plan pursuant to the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the Community Development Agency of the City of Fremont, Nebraska hereby approves the general redevelopment plan and makes the following findings with respect to the 23<sup>RD</sup> and Bell Area general redevelopment plan:

1. The CDA has reviewed the general redevelopment plan as to its conformity with the comprehensive plan for the development of the City as a whole; and
2. The CDA approves the general redevelopment plan as set forth in the Act.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk



General Redevelopment Plan  
for the  
23<sup>rd</sup> & Bell Area  
April 2014



Prepared by:  
Fremont Planning Department

### **Purpose of the Redevelopment Plan**

The purpose of this redevelopment plan is to help guide the general redevelopment of the area contained within the 23<sup>rd</sup> & Bell Blight Study. According to the Community Development Law contained within state statutes, the general redevelopment plan is geared toward establishing remedies that alleviate the conditions causing blighted and substandard conditions and thus improving the overall economic well-being of the area and community as a whole.

### **Legal Description of the redevelopment area**

The legal description for the 23<sup>rd</sup> & Bell redevelopment area is the same as adopted in the 23<sup>rd</sup> & Bell Blight Study; which was more particularly described as:

The 23<sup>rd</sup> and Bell Street Blight area contains an estimated 183 acres located in northeast Fremont and shall be described as follows:

From the point of beginning at the west right of way of North Platte Ave and the southeast corner of Northside Block 17; thence continuing north along the west right of way of North Platte Avenue and continuing along the west property line of Lewis Addition Lots 1, 3, and 2 to the south property line of Rodamar Addition Replat 1 Lot 6; thence continuing west to the southwest corner of Rodamar Addition Replat 1 Lot 6; thence continuing north along the west property line of Rodamar Addition Replat 1 Lot 6 and Rodamar Addition Replat 1 Lot 2 to the northwest corner of Rodamar Addition Replat 1 Lot 2; thence continuing east along the north property line of Rodamar Addition Replat 1 Lot 2 to the west right of way of North Yager Road/CR-46; thence continuing north along the west right of way of North Yager Road/CR-46 until it intersects with the half section line of SE1/4 Section 11-Township 17-Range 8E; thence continuing along east along the half section line of the NE1/2 SW1/4 Section 12-Township 17-Range 8E to the northeast corner of Fremont Technology Park Outlot B; thence continuing south along the east property line of Fremont Technology Park Outlot B to the southeast corner of Fremont Technology Park Outlot B; thence continuing west along the south property line of Fremont Technology Park to the NE corner of the NW ¼ of SW1/4 of SW1/4 Section 12-Township 17-Range 8E; thence continuing south along the east boundary line of the W1/2 of SW1/4 of SW1/4 Section 12-Township 17-Range 8E to the north right of way of East 23<sup>rd</sup> Street; thence continuing east approximately 88 feet to a point intersecting a line extending north from the east right of way of North Clarmar Avenue; thence continuing south across 23<sup>rd</sup> Street and the east right of way of North Clarmar Avenue to the southwest corner of Fair Acres 5th Replat Lot 4; thence continuing west across North Clarmar Avenue and the south boundary of Fair Acres 2nd Addition Block 5 to the east right of way of North Yager Road; thence continuing south along the east right of way of North Yager Road to a point of intersection with the south right of way of East 19<sup>th</sup> Street; thence continuing west along the south right of way of East 19<sup>th</sup> Street to the point of beginning at the west right of way of N Platte Ave and the southeast corner of Northside Block 17.

## **Background**

Community Development Law, found in Sections 18-2101 through 18-2144 of the Nebraska Revised Statutes, allows a community to undertake efforts to revitalize blighted and substandard areas. The City has undertaken the preparation of this redevelopment plan with the desire to improve the social and economic well-being of the community by either introducing projects that address the conditions that contribute to blight or entertaining efforts by the private sector to alleviate such conditions through specific projects.

This redevelopment plan notes general activities and/or projects within the 23<sup>rd</sup> and Bell study area. A redevelopment project can involve a broad range of activities including:

- Disposal of property, either real or personal
- Acquisition of blighted and substandard areas
- Sale or lease of land for a variety of purposes
- Acquisition of real property to be repaired or rehabilitated
- Demolition of existing buildings, structures, public facilities, and infrastructure as well as the construction of the same as deemed essential to the preparation of sites for uses in accordance with a redevelopment plan

However, it is important to note that state statutes mandate a detailed proposal outlining a redevelopment project or activity must be submitted to the City and its redevelopment authority for evaluation prior to approval as a qualified project. This also includes a cost benefit analysis for any potential project involving Tax Increment Financing (TIF).

With regard to the comprehensive plan, it is hereby incorporated by reference. Additionally, if any conditions found in the redevelopment plan are found to be in conflict with the comprehensive plan, the provisions of the comprehensive plan shall supersede this document. Furthermore, this redevelopment plan shall not constitute an amendment of the comprehensive plan.

## **Outline of the Redevelopment Plan**

The area included in redevelopment plan is highlighted in Figure 1, which is on the following page.



The area includes approximately 183 acres of land, and is a mix of residential, commercial, and light industrial uses. The blight study for this area noted that over 73% of the buildings within the redevelopment area were considered substandard due to age; with many of these structures being residential in nature. In addition, the blight study noted that almost 70% of the structures in the redevelopment area were considered blighted due to structural condition. Furthermore, the blight study notes a number of unsafe conditions relating to street layout and deteriorating infrastructure (or lack thereof),

### **Potential redevelopment projects**

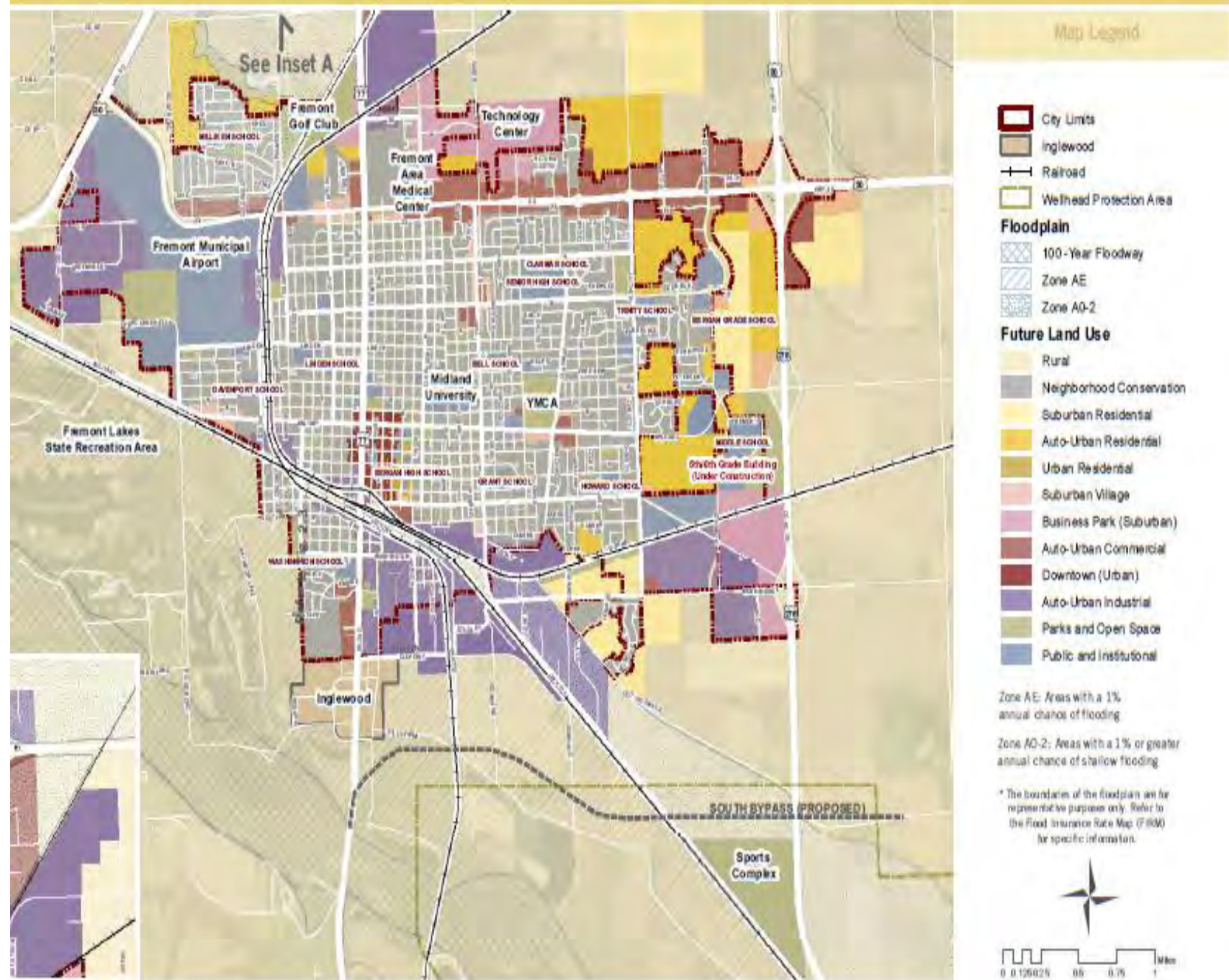
As specific redevelopment projects are considered for the area, multiple factors contributing the blighted and substandard conditions should be addressed. Possible activities that would improve these conditions include:

- Removal of deteriorating and/or dilapidated structures
- Renovation or rehabilitation of structures
- Improving unsafe or unsanitary conditions relating to drainage and related infrastructure
- Assembling and platting of land for redevelopment
- Developing or improving other infrastructure in the area, including sidewalks, trails, streets, and utilities
- Increased enforcement of municipal codes relating to nuisances
- Undertaking façade, structural, streetscaping, or landscape improvements in the area

### **Relationship to the Comprehensive Plan**

Redevelopment activities should be in conformance with the future land use map (attached herein) as well as the comprehensive plan as a whole. Concerning the comprehensive plan, this redevelopment plan supports the recommendations regarding the improvement of existing housing stock, redevelopment of deteriorating economic areas, and improvement of facilities that enhance the overall quality of life. Because this redevelopment plan is general in nature, specific redevelopment project must be weighed against and found to be in harmony with the comprehensive plan before being undertaken.





## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Community Development Agency approval of a general redevelopment plan for Morningside Business Park project

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**Recommendation:** Move to approve Resolution

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**Request:** The City seeks approval of a general redevelopment plan for Morningside Business Park project area

**Background:** The general redevelopment plan is a follow up item to the blight and substandard study that was approved by Planning Commission at the May 19, 2014 regular meeting and then proposed to be approved by the City Council on May 27, 2014. The redevelopment plan is designed to begin addressing the factors that contributed to the blighted and substandard conditions found in the study area.

The general redevelopment plan is required under state statutes in order to begin pursuing additional activities that address the issues found within the study area. It also allows the City to solicit and/or receive proposals for redevelopment from the private sector; and opens the door for other potential funding opportunities and redevelopment activities/projects.

The Planning Commission recommended approval of this item on 19 May 2014 by a vote of 6-0.

**Findings:** The proposed redevelopment plan is in conformance with the requirements of the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

**CDA#4**

**CDA RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE GENERAL REDEVELOPMENT PLAN FOR THE MORNINGSIDE BUSINESS PARK PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, On May 27, 2014, the City Council declared the area blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, City Staff has completed a general redevelopment plan for the area;

WHEREAS, On May 19, 2014, the Planning Commission has reviewed and recommended adoption of the aforementioned redevelopment plan pursuant to the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the Community Development Agency of the City of Fremont, Nebraska hereby approves the general redevelopment plan and makes the following findings with respect to the Morningside Business Park general redevelopment plan:

1. The CDA has reviewed the general redevelopment plan as to its conformity with the comprehensive plan for the development of the City as a whole; and
2. The CDA approves the general redevelopment plan as set forth in the Act.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk



General Redevelopment Plan  
for the  
Morningside Road Area  
May 2014



Prepared by:  
Fremont Planning Department

## **Purpose of the Redevelopment Plan**

The purpose of this redevelopment plan is to help guide the general redevelopment of the area contained within the Morningside Blight Study. According to the Community Development Law contained within state statutes, the general redevelopment plan is geared toward establishing remedies that alleviate the conditions causing blighted and substandard conditions and thus improving the overall economic well-being of the area and community as a whole.

## **Legal Description of the redevelopment area**

The legal description for the 23<sup>rd</sup> & Bell redevelopment area is the same as adopted in the 23<sup>rd</sup> & Bell Blight Study; which was more particularly described as:

The findings of this blight study are based on analysis conducted for a location referred to as the “Morningside”, a track of land described as follows: From the Point of Beginning at the northwest corner of Iowa Rail Road Land Company Tax Lots 122 & 123; thence east along the south edge of the Union Pacific Rail Road right of way to the north west corner of Missouri Valley Land Company Lot 11 Section 24 Township 17 Range 8; thence south to the southwest corner of Missouri Valley Land Company Lot 11, Section 24 Township 17 Range 8; thence east along a line parallel to Morningside Road to South Johnson Road; thence north on South Johnson Road to the northwest corner of Tax Lot 26 & Part of Tax Lot 22, Section 19 Township 17 Range 9; thence northeast along south edge of the Union Pacific Railroad right of way to the northeast corner of Tax Lot 26 & Part of Tax Lot 22, Section 19 Township 17, Range 9; thence south along the west right of way of Nebraska Department of Roads Highway 275 right of way to the Morningside Road right of way; thence west along Morningside Road to the intersection of Old Highway 8 and Morningside Road; thence southeast to the southeast corner of Tax Lot 21 Section 25 Township 17 Range 8; thence west along a line parallel to Morningside Road to Jones Street; thence south along Jones Street to the southeast corner of Rail Road Subdivision Part Lots 1 & 2 Tax Lot 77 Section 25 Township 17 Range 8; thence northwest along the Highway 275 right of way; concluding at the northwest corner of Iowa Rail Road Land Company Tax Lots 122 & 123.

## **Background**

Community Development Law, found in Sections 18-2101 through 18-2144 of the Nebraska Revised Statutes, allows a community to undertake efforts to revitalize blighted and substandard areas. The City has undertaken the preparation of this redevelopment plan with the desire to improve the social and economic well-being of the community by either introducing projects that address the conditions that contribute to blight or entertaining efforts by the private sector to alleviate such conditions through specific projects.

This redevelopment plan notes general activities and/or projects within the Morningside study area. A redevelopment project can involve a broad range of activities including:

- Disposal of property, either real or personal
- Acquisition of blighted and substandard areas
- Sale or lease of land for a variety of purposes
- Acquisition of real property to be repaired or rehabilitated

- Demolition of existing buildings, structures, public facilities, and infrastructure as well as the construction of the same as deemed essential to the preparation of sites for uses in accordance with a redevelopment plan

However, it is important to note that state statutes mandate a detailed proposal outlining a redevelopment project or activity must be submitted to the City and its redevelopment authority for evaluation prior to approval as a qualified project. This also includes a cost benefit analysis for any potential project involving Tax Increment Financing (TIF).

With regard to the comprehensive plan, it is hereby incorporated by reference. Additionally, if any conditions found in the redevelopment plan are found to be in conflict with the comprehensive plan, the provisions of the comprehensive plan shall supersede this document. Furthermore, this redevelopment plan shall not constitute an amendment of the comprehensive plan.

### **Outline of the Redevelopment Plan**

The area included in redevelopment plan is highlighted in Figure 1, which is on the following page.

## Morningside Blight & Substandard Area



*The area includes approximately 183 acres of land, and is a mix of residential, commercial, and light industrial uses. The blight study for this area noted that over 73% of the buildings within the redevelopment area were considered substandard due to age; with many of these structures being residential in nature. In addition, the blight study noted that almost 70% of the structures in the redevelopment area were considered blighted due to structural condition. Furthermore, the blight study notes a number of unsafe conditions relating to street layout and deteriorating infrastructure (or lack thereof),*

### **Potential redevelopment projects**

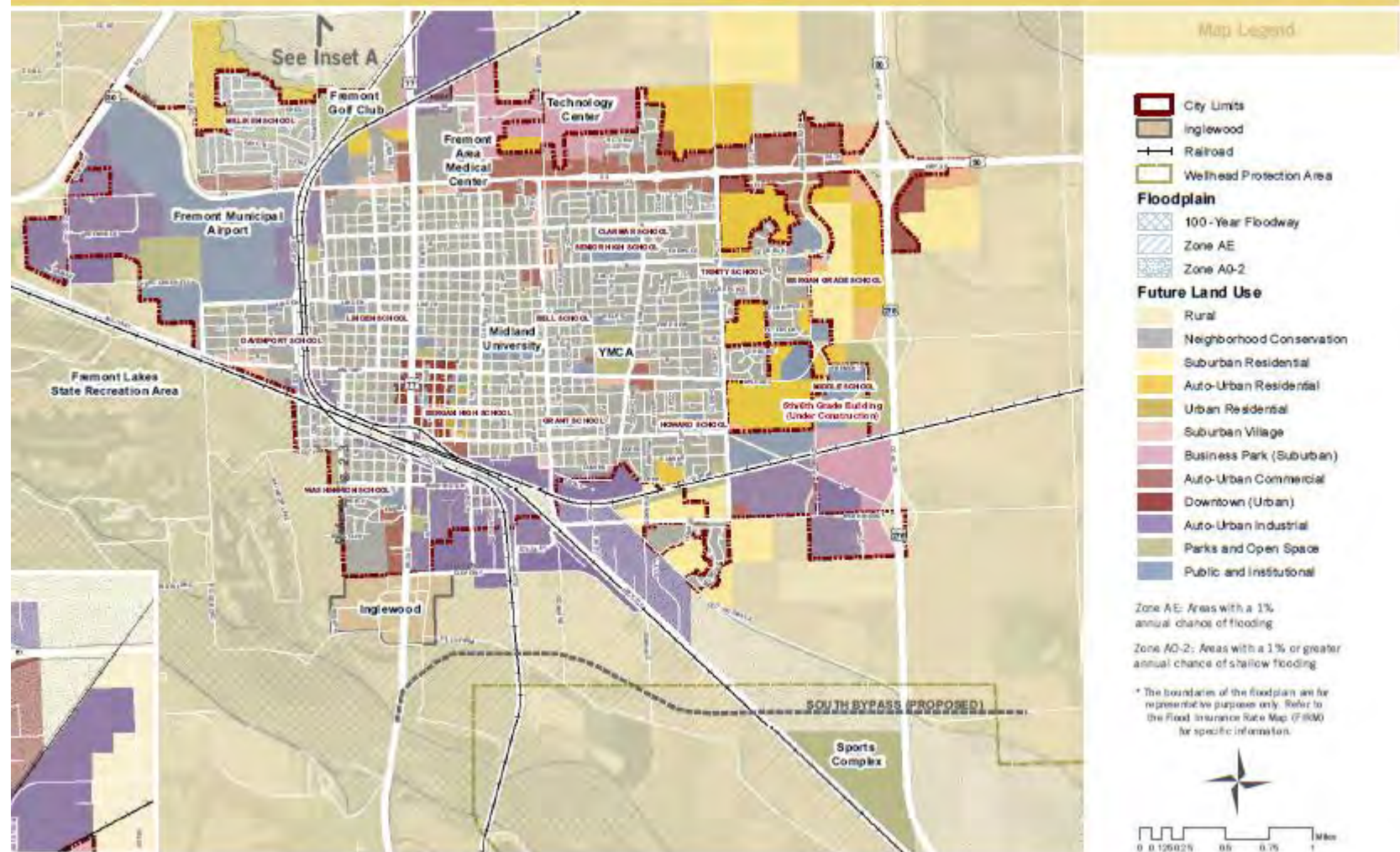
As specific redevelopment projects are considered for the area, multiple factors contributing the blighted and substandard conditions should be addressed. Possible activities that would improve these conditions include:

- Removal of deteriorating and/or dilapidated structures
- Renovation or rehabilitation of structures
- Improving unsafe or unsanitary conditions relating to drainage and related infrastructure
- Assembling and platting of land for redevelopment
- Developing or improving other infrastructure in the area, including sidewalks, trails, streets, and utilities
- Increased enforcement of municipal codes relating to nuisances
- Undertaking façade, structural, streetscaping, or landscape improvements in the area
- Other projects that enhance the economic vitality of the area

### **Relationship to the Comprehensive Plan**

Redevelopment activities should be conformance with the future land use map (attached herein) as well as the comprehensive plan as a whole. Concerning the comprehensive plan, this redevelopment plan supports the recommendations regarding the improvement of existing housing stock, redevelopment of deteriorating economic areas, and improvement of facilities that enhance the overall quality of life. Because this redevelopment plan is general in nature, specific redevelopment project must be weighed against and found to be in harmony with the comprehensive plan before being undertaken.





## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Community Development Agency approval of a general redevelopment plan for the downtown area

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**Recommendation:** Move to approve Resolution.

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**Request:** The City seeks approval of a general redevelopment plan for the downtown area.

**Background:** The general redevelopment plan is a follow up item to the blight and substandard study approved by Planning Commission on August 14, 2011 and by City Council on May 27, 2014. The redevelopment plan is designed to begin addressing the factors that contributed to the blighted and substandard conditions found in the study area.

The general redevelopment plan is required under state statutes in order to begin pursuing additional activities that address the issues found within the study area. It also allows the City to solicit and/or receive proposals for redevelopment from the private sector; and opens the door for other potential funding opportunities and redevelopment activities/projects.

The Planning Commission recommended approval of this item on 19 May 2014 by a vote of 6-0.

**Findings:** The proposed redevelopment plan is in conformance with the requirements of the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

**CDA#5**

**CDA RESOLUTION NO. \_\_\_\_\_**

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE GENERAL REDEVELOPMENT PLAN FOR THE DOWNTOWN AREA PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, On May 27, 2014, the City has declared the area blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, City Staff has completed a general redevelopment plan for the area;

WHEREAS, On May 19, 2014, the Planning Commission has reviewed and recommended adoption of the aforementioned redevelopment plan pursuant to the provisions of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the Community Development Agency of the City of Fremont, Nebraska hereby approves the general redevelopment plan and makes the following findings with respect to the Downtown general redevelopment plan:

1. The CDA has reviewed the general redevelopment plan as to its conformity with the comprehensive plan for the development of the City as a whole; and
2. The CDA approves the general redevelopment plan as set forth in the Act.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk



General Redevelopment Plan  
for the  
Fremont Downtown Area  
May 2014



Prepared by:  
Fremont Planning Department

## **Purpose of the Redevelopment Plan**

The purpose of this redevelopment plan is to help guide the general redevelopment of the area contained within the Downtown Redevelopment Area. According to the Community Development Law contained within state statutes, the general redevelopment plan is geared toward establishing remedies that alleviate the conditions causing blighted and substandard conditions and thus improving the overall economic well-being of the area and community as a whole.

## **Legal Description of the Redevelopment Area**

The legal description for the downtown redevelopment area is the same as adopted in the resolution that declared it a blighted and substandard area; which was more particularly described as:

Block 203 located north of the former C & NW Railroad Right-of-Way, Block 204 and Lots 3, 4, 5 and 6 in Block 205, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 185, 184, 183 and Lots 5 and 6, Block 182, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 171, 172, 173, 174 and Lots 4, 5 and 6, Block 175, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 156, 155, 154, 153 and Lots 2 thru 6 inclusive, Block 152, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Lots 1 and 2, Block 140, the North 46.66 feet of the East 15.5 feet of Lot 7 and the North 46.66 feet of Lot 8, Block 140, Blocks 141, 142, 143, 144 and Lots 3, 4, 5 and the West 59 feet of Lot 6, Block 145, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 126, 125, 124, 123 and Lots 3, 4 and 5, Block 122, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

The South 44 feet of Lots 9 and 10, Block 111, Blocks 112, 113, 114 and Lots 5 and 6 and the South 10.5 feet of Lots 3 and 4, Block 115, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Tax Lot 564, Block 212, Original Town, City of Fremont, Nebraska

Turner Square Subdivision Lot 1 and Lot 2, City of Fremont, Nebraska

## **Background**

Community Development Law, found in Sections 18-2101 through 18-2144 of the Nebraska Revised Statutes, allows a community to undertake efforts to revitalize blighted and substandard areas. The City has undertaken the preparation of this redevelopment plan with the desire to improve the social and economic well-being of the community by either introducing projects that address the conditions that contribute to blight or entertaining efforts by the private sector to alleviate such conditions through specific projects.

This redevelopment plan notes general activities and/or projects within the 23<sup>rd</sup> and Bell study area. A redevelopment project can involve a broad range of activities including:

- Disposal of property, either real or personal
- Acquisition of blighted and substandard areas
- Sale or lease of land for a variety of purposes
- Acquisition of real property to be repaired or rehabilitated
- Demolition of existing buildings, structures, public facilities, and infrastructure as well as the construction of the same as deemed essential to the preparation of sites for uses in accordance with a redevelopment plan

However, it is important to note that state statutes mandate a detailed proposal outlining a redevelopment project or activity must be submitted to the City and its redevelopment authority for evaluation prior to approval as a qualified project. This also includes a cost benefit analysis for any potential project involving Tax Increment Financing (TIF).

With regard to the comprehensive plan, it is hereby incorporated by reference. Additionally, if any conditions found in the redevelopment plan are found to be in conflict with the comprehensive plan, the provisions of the comprehensive plan shall supersede this document. Furthermore, this redevelopment plan shall not constitute an amendment of the comprehensive plan.

### **Outline of the Redevelopment Plan**

The area included in redevelopment plan is highlighted in Figure 1, which is on the following page.



### **Potential redevelopment projects**

As specific redevelopment projects are considered for the area, multiple factors contributing the blighted and substandard conditions should be addressed. Possible activities that would improve these conditions include:

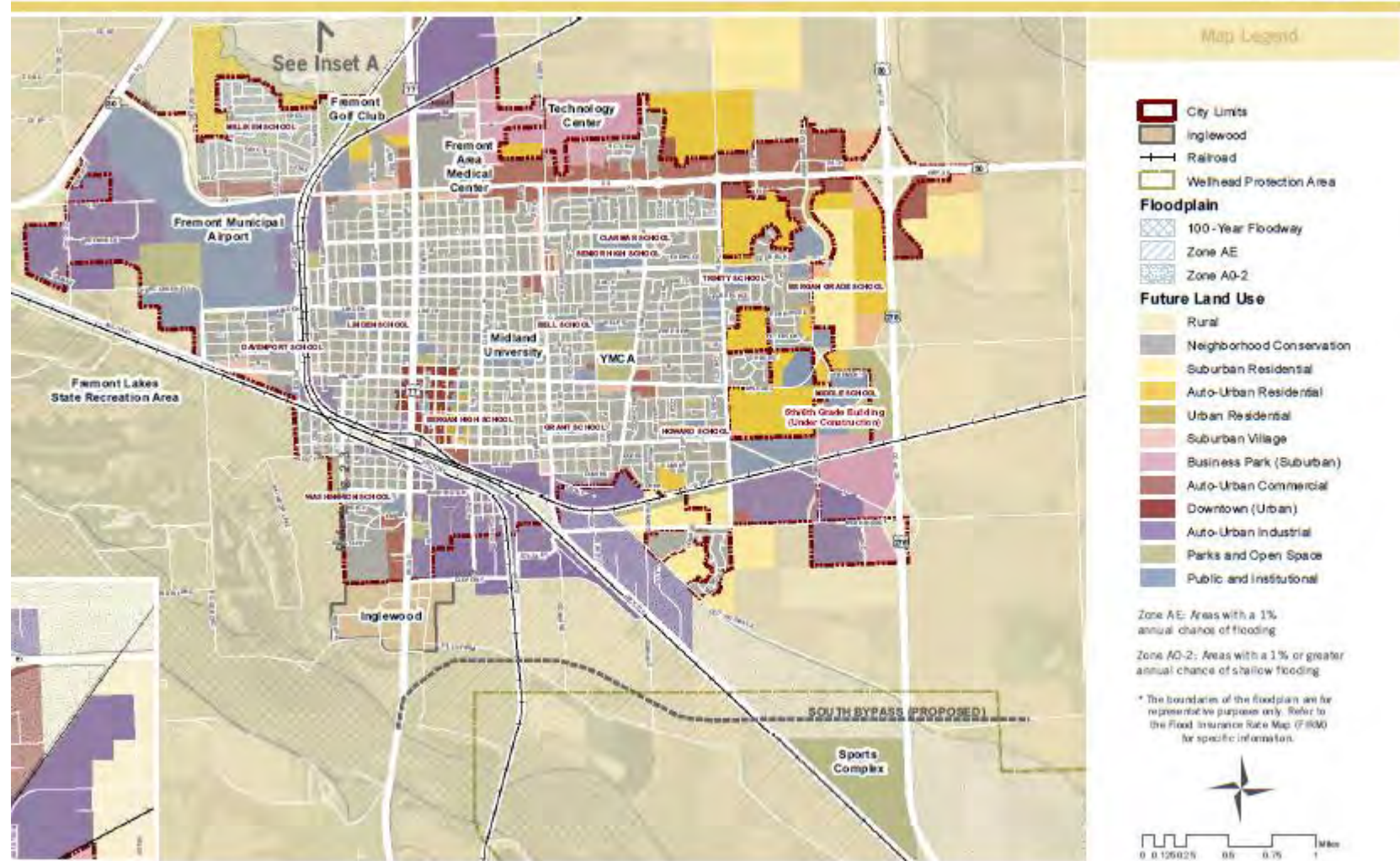
- Removal of deteriorating and/or dilapidated structures
- Renovation or rehabilitation of structures. Including upper story rehabilitation and/or ground floor rehabilitation.
- Improving unsafe or unsanitary conditions relating to drainage and related infrastructure
- Assembling and platting of land for redevelopment
- Developing or improving other infrastructure in the area, including sidewalks, trails, streets, and utilities
- Increased enforcement of municipal codes relating to nuisances
- Undertaking façade, structural, streetscaping, or landscape improvements in the area
- Other similar projects that contribute to the economic and social well-being of the community.

### **Relationship to the Comprehensive Plan**

Redevelopment activities should be in conformance with the future land use map (attached herein) as well as the comprehensive plan as a whole. Concerning the comprehensive plan, this redevelopment plan supports the recommendations regarding the improvement of existing housing stock, redevelopment of deteriorating economic areas, and improvement of facilities that enhance the overall quality of life. Because this redevelopment plan is general in nature, specific redevelopment project must be weighed against and found to be in harmony with the comprehensive plan before being undertaken.

With regard to land uses, the future land use map (attached herein) shows much of the redevelopment area as downtown.





## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 21 May 2014

**SUBJECT:** Council public hearing on the designation of blighted and substandard conditions at the intersection of 23<sup>rd</sup> and Bell.

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**Recommendation:** 1) open the public hearing; 2) receive public testimony; 3) close the public hearing

**Request:** Consider a declaration of blighted and substandard conditions for the area surrounding the intersection of 23<sup>rd</sup> & Bell.

**Background:** This blight study is for an area that encompasses the Fremont Technology Park, the site of the former Clarion Inn, and areas southwest of the intersection of 23<sup>rd</sup> and Bell Streets.

The blight study looked at a number of factors as outlined in state statutes, more particularly the Community Development Act. The study meets at least one of the criteria established in state statutes for blighted conditions, along with a number of supporting criteria that contribute to blighted and substandard conditions in the area.

The planning commission recommended approval of this item at their February 17, 2014 meeting.

**Findings:** The blight and substandard study is within conformance with the comprehensive plan as well as state statutes.

# City of Fremont

Blight and Substandard Determination  
Study for Area Referred to as the

## 23rd and Bell

January 15, 2014

**NORTHEAST NEBRASKA**  
**Economic Development District**  
Progress Requires Direction





**City of Fremont**  
**23<sup>rd</sup> and Bell Street**

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## **Executive Summary**

The purpose of this study is to determine if all or part of the designated 23<sup>rd</sup> and Bell Street blight area has deteriorated and become substandard and blighted according to the Community Development Law established in Nebraska Statute 18-2102.

*The findings of this study document that the 23<sup>rd</sup> and Bell Street area has met at least one of the criteria in the blighted and substandard categories; therefore, the area meets the requirements of the Community Development Law established in Nebraska Statute 18-210 to be declared to be blighted and substandard.*

## **Community Development Law**

18-2102. Community Development Law; purpose. It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, unsanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable lands uses. Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

18-2103(10). Substandard areas shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and over-crowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

18-2103(11). Blighted area shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe condition, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or contributes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use, and (b) in which there is at least one of the following conditions; (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred per cent of the village as blighted.

## **The Study Area:**

The 23rd and Bell Street Blight area contains an estimated 183 acres located in northeast Fremont and shall be described as follows:

From the point of beginning at the west right of way of North Platte Ave and the southeast corner of Northside Block 17; thence continuing north along the west right of way of North Platte Avenue and continuing along the west property line of Lewis Addition Lots 1, 3, and 2 to the south property line of Rodamar Addition Replat 1 Lot 6; thence continuing west to the southwest corner of Rodamar Addition Replat 1 Lot 6; thence continuing north along the west property line of Rodamar Addition Replat 1 Lot 6 and Rodamar Addition Replat 1 Lot 2 to the northwest corner of Rodamar Addition Replat 1 Lot 2; thence continuing east along the north property line of Rodamar Addition Replat 1 Lot 2 to the west right of way of North Yager Road/CR-46; thence continuing north along the west right of way of North Yager Road/CR-46 until it intersects with the half section line of SE1/4 Section 11-Township 17-Range 8E; thence continuing along east along the half section line of the N1/2 SW1/4 Section 12-Township 17-Range 8E to the northeast corner of Fremont Technology Park Outlot B; thence continuing south along the east property line of Fremont Technology Park Outlot B to the southeast corner of Fremont Technology Park Outlot B; thence continuing west along the south property line of Fremont Technology Park to the NE corner of the NW ¼ of SW1/4 of SW1/4 Section 12-Township 17-Range 8E; thence continuing south along the east boundary line of the W1/2 of SW1/4 of SW1/4 Section 12-Township 17-Range 8E to the north right of way of East 23rd Street; thence continuing east approximately 88 feet to a point intersecting a line extending north from the east right of way of North Clamar Avenue; thence continuing south across 23rd Street and the east right of way of North Clamar Avenue to the southwest corner of Fair Acres 5th Replat Lot 4; thence continuing west across North Clamar Avenue and the south boundary of Fair Acres 2nd Addition Block 5 to the east right of way of North Yager Road; thence continuing south along the east right of way of North Yager Road to a point of intersection with the south right of way of East 19th Street; thence continuing west along the south right of way of East 19th Street to the point of beginning at the west right of way of N Platte Ave and the southeast corner of Northside Block 17.

See Exhibit 1 for map and list of properties in the 23rd and Bell Street Blight area.

## Findings

### Substandard Area Criteria-Documentation of Qualifying Conditions

#### 1. Dilapidation or Deterioration

The results of the field survey conducted on November 13, 2013 determined that of the total buildings assessed, 124 of the 178 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 69.66% of the total properties in the redevelopment area. See Exhibit 2 for pictures of study area.

**The Dilapidation or Deterioration factor has a strong presence throughout the redevelopment area.**

#### 2. Age or Obsolescence

An analysis of property records available from the Dodge County Assessor's office and online at <http://www.dodge.gisworkshop.com> was conducted to document the age of buildings within the study area. There were 143 buildings with an age listed. The average age of construction was 49.4 years, with 105 (73.4%) of the buildings over 40 years of age. See Exhibit 1 for age of properties table.

**The Age or Obsolescence factor has a strong presence throughout the redevelopment area.**

#### 3. Inadequate provision for ventilation, light, air, sanitation, or open spaces.

*A field analysis conducted on November 13, 2013 has determined that this factor does not have a strong presence throughout the redevelopment area.*

#### 4. Other conditions.

- a. High density of population or over-crowding;
- b. The existence of conditions which endanger life or property by fire and other causes;
- c. Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

*A field analysis conducted on November 13, 2013 determined that this factor does not have a strong presence throughout the redevelopment area.*

## **Blighted Criteria-Documentation of Qualifying Conditions**

### **1. A substantial number of deteriorated or deteriorating structures.**

A field analysis was conducted November 13, 2013 to determine if parcels within the redevelopment area have significant combination of deteriorating factors present. The field survey included a detailed evaluation of the exteriors of the structures.

During analysis, the buildings were given a condition rating. The building condition rating is based on the following criteria:

**Dilapidated:** In need of more than one major repair, for example, to the roof, foundation, windows, and/or siding, etc. Severe visible damage to the foundation automatically leads to a classification of dilapidated. These structures are usually considered to be beyond rehabilitation.

**Poor:** Had multiple visible signs of deterioration, especially to the windows, siding, roof, and porch. Asbestos shingles/siding automatically leads to a classification of poor. Could be rehabilitated, but substantial cost would be involved.

**Fair:** Usually had at least one or more visible signs of deterioration to the windows, siding, roof, etc. Not a significant amount of damage, but some work would be required to list the building for top dollar.

**Average:** Structure had no substantial signs of building deterioration. However, cosmetic flaws were visible, such as outdated fixtures or very minor paint damage. This would require very little to no cost to sell the building for top dollar.

**Excellent:** Structure shows absolutely no signs of deterioration. No cosmetic flaws were visible. Only a very small percentage of structures will fall into this category.

Building Condition	Excellent	Average	Fair	Poor	Dilapidated
Total: 178	0	54	84	33	7

Of the 178 properties (buildings) assessed, 124 were given ratings of fair, poor or dilapidated based upon signs of deterioration to the structure. This accounts for 69.66% of the total properties in the redevelopment area.

***The study area does meet the criteria of a substantial number of deteriorated or deteriorating structures.***

### **2. The existence of defective or inadequate street layout.**

Development of vacant land within this study area has been inhibited by the lack of an established public street system. A 77 acre tract of agricultural land has been zoned as limited industrial. This parcel has development potential which would require the development of interior transportation infrastructure. See Exhibit 3 for undeveloped and vacant land map.

**The study area does meet the existence of defective or inadequate street layout criteria of blighted.**

**3. Faulty lot layout in relation to size, adequacy, accessibility or usefulness.**

The lot layout is adequate for existing residential and commercial land uses. The vacant land tracts with development potential can be subdivided into appropriate sized lots to accommodate modern residential and commercial buildings.

*The study area does not meet the faulty lot layout in relation to size, adequacy, accessibility or usefulness criteria of blighted.*

**4. Unsanitary or unsafe conditions.**

The presence of deteriorated sidewalks and parking lots and absence of marked crosswalks in parking lots within the study area creates unsafe conditions for pedestrian and vehicle traffic. The area also contains seven dilapidated structures, including a former motel that most likely will be demolished as well as trailer houses. See Exhibit 2 for pictures of study area.

**The study area does meet the unsanitary or unsafe conditions criteria.**

**5. Deterioration of site or other improvements.**

The field survey evaluated the condition of site improvements. The property in the study area was determined to have 124 structures in deteriorating condition. The large retail parking lot northwest of 23<sup>rd</sup> and Bell Street showed signs of cracking and deterioration. See Exhibit 2 for pictures of study area.

**The study area does meet the deterioration of site or other improvements criteria.**

**6. Diversity of ownership.**

The study area consists primarily of many local residential, land, and business property owners. There are areas with vacant lots and agricultural land available for development. Therefore, property ownership is not a factor preventing development within the study area.

*The study area does not meet the diversity of ownership criteria.*

**7. Tax or special delinquency exceeding the fair value of the land.**

The Dodge County Assessor's office records did not reveal any excessive tax or special assessment.

*The study area does not meet the tax or special delinquency criteria.*

**8. Defective or unusual conditions of title.**

No defective or unusual conditions of title were identified.

*The study area does not meet the defective or unusual conditions of title criteria.*

**9. Improper subdivision or obsolete platting.**

The configuration of antiquated narrow lots, in both residential and commercial areas, can inhibit development. The established residential and commercial areas are acceptably platted for current land uses. Future land development must meet the City's subdivision guidelines.

*The study area does not meet the faulty lot layout in relation to size, adequacy, and accessibility or usefulness criteria.*

**10. The existence of conditions that endanger life or property by fire and other causes.**

Field analysis conducted on November 13, 2013 determined that there is not a predominance of conditions that endanger life or property by fire or other causes.

*The study area does not meet the existence of conditions that endanger life or property by fire and other causes criteria.*

**11. Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime and is detrimental to the public health, safety, morals, or welfare in its present condition and use.**

Field analysis conducted November 13, 2013 determined that there are not conditions present which would qualify the study area to meet this subjective qualifying condition.

*The study area does not meet the existence of a combination of other factors which are detrimental to the public health, safety, morals, or welfare in its present condition and use.*

**12. Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which there is at least one or more of the following conditions exist;**

**i) Unemployment.**

In October 2013, Dodge County and Fremont area had an unemployment rate of 3.7%. Nebraska had an unemployment rate of 3.5% and the United States had a rate of 7.3%.

*The study area does not meet the criteria of at least 120% of the state or national average.*



**ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least 40 years old.**

There are 143 commercial and residential structures within the redevelopment area which have dates of construction listed at the Dodge County Assessor's office. The average age for the properties in the area is 49.4 years, with 105 (73.4%) of the buildings over 40 years of age. See Exhibit 1 for age of properties table.

**The study area does meet the qualifying condition for average age.**

**iii) Unimproved land**

The study area includes 183 acres and of which less than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time.

*The study area does not meet the criteria of unimproved land.*

**iv) Per capita income.**

Per capita income data by census is not available for this specific area.

*The study area does not meet the per capita income qualification.*

**v) Population.**

Population has increased over the past two decennial censuses for the City of Fremont. The study area does not line up with a block group to show a smaller area.

- 1990 Census: community: population-23,680
- 2000 Census: community: population-25,174
- 2010 Census: community: population-26,397

*The study area does not meet the criteria of decreasing population.*

## Conclusion

The purpose of this study is to determine if all or part of the designated study area is substandard and blighted. In order to make the determination of substandard and blighted, state statute establishes a series of criteria.

The Nebraska Community Development law identifies six factors substandard factors. A review of Dodge County Assessor's office property data and site inspection of the 23rd and Bell Street Blight area by Northeast Nebraska Economic Development District staff identified a presence of two substandard factors which have been met:

- 1) Dilapidation/deterioration
- 2) Age or obsolescence

The Nebraska Community Development law identifies sixteen blight factors. A review of Dodge County Assessor property data and site inspection of the 23rd and Bell Street Blight area by NENEDD staff identified a presence of five blight factors. If the area met at least one of the first eleven qualifying requirements, it would then be subject to review of item twelve in order to determine if the area meets at least one of the other five conditions required within the statute. In this instance, it has been determined that the following blighted criteria have been met:

- 1) A substantial number of deteriorated or deteriorating structures,
- 2) Existence of defective or inadequate street layout criteria,
- 4) Unsanitary or unsafe conditions,
- 5) Deterioration of site or other improvements,
- 12) (ii) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least forty (40) years old.

Having met the substandard and blighted criteria as defined by section 18-2103 (10) and 18-2103 (11) of the Nebraska Community Development Law, *this study has determined that the study area is both substandard and blighted under the provisions identified and the general plan as required.*



Dodge County Property ID	Legal Description	Year	Age
270022295	FAIRACRES 2ND APPROX W185'N190' LOT 1 BLK 5	1985	28
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022316	FAIRACRES 2ND E45' LOT 1 & ALL LOT 2 BLK 5	1959	54
270022323	FAIRACRES 2ND LOT 3 BLK 5	1956	57
270022323	FAIRACRES 2ND LOT 3 BLK 5	1998	15
270022323	FAIRACRES 2ND LOT 3 BLK 5	1998	15
270022323	FAIRACRES 2ND LOT 3 BLK 5	2002	11
270023331	FAIRLAWN E17' LOTS 1-3 BLK 3 & W43' VAC PEBBLE ST	1995	18
270023345	FAIRLAWN MID 57' LOTS 4-6 BLK 3	1890	123
270023359	FAIRLAWN W50' LOTS 4-6 BLK 3	1900	113
270023373	FAIRLAWN PT LOTS 2-5 BLK 4	1965	48
270023394	FAIRLAWN W55'S78.7' LOTS 4 & 5 BLK 4	1955	58
270024360	FAIRVIEW LOT 1 BLK 1	1952	61
270024367	FAIRVIEW LOT 2 BLK 1	1952	61
270024388	FAIRVIEW LOT 5 BLK 1	1952	61
270024472	FAIRVIEW LOT 5 BLK 2	1952	61
270024507	FAIRVIEW LOT 3 BLK 3	1952	61
270024521	FAIRVIEW LOT 5 BLK 3	1952	61
270024528	FAIRVIEW LOT 6 BLK 3	Land	
270024535	FAIRVIEW LOT 7 BLK 3	Land	
270024549	FAIRVIEW LOT 9 BLK 3	1952	61
270024556	FAIRVIEW LOT 10 BLK 3	1955	58
270024584	FAIRVIEW LOT 2 BLK 4	1955	58
270024612	FAIRVIEW LOT 6 BLK 4	1955	58
270024619	FAIRVIEW LOT 7 BLK 4	1955	58
270024640	FAIRVIEW LOT 10 BLK 4	1955	58
270024647	FAIRVIEW LOT 11 BLK 4	1955	58
270024654	FAIRVIEW LOT 12 BLK 4	1955	58
270024661	FAIRVIEW LOT 13 BLK 4	1955	58
270024668	FAIRVIEW LOT 14 BLK 4	2006	7
270024682	FAIRVIEW PT LOT 15, ALL LOT 16 BLK 4	1952	61
270024696	FAIRVIEW LOT 18 BLK 4	1952	61
270024710	FAIRVIEW LOT 20 BLK 4	1952	61
270024794	FAIRVIEW LOT 1 BLK 5	Land	
270024829	FAIRVIEW N1' LOT 6, ALL LOT 7 BLK 5	1955	58
270024857	FAIRVIEW LOT 2 BLK 6	1955	58
270024864	FAIRVIEW LOT 3 BLK 6	1955	58
270024892	FAIRVIEW LOT 7 BLK 6	1955	58
270024906	FAIRVIEW LOT 9 BLK 6	1955	58
270024913	FAIRVIEW LOT 10 BLK 6	1955	58
270024927	FAIRVIEW LOT 12 BLK 6	1955	58
270032375	HINKY DINKY ADD EXC HWY ROW~	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51

270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270040005	LEWIS ADD LOT 2	1981	32
270040012	LEWIS ADD LOT 3	1963	50
270040012	LEWIS ADD LOT 3	1997	16
270040012	LEWIS ADD LOT 3	1997	16
270040033	LEWIS ADD LOTS 4,5 & 6	1997	16
270040040	LEWIS ADD LOT 7	1951	62
270040040	LEWIS ADD LOT 7	1951	62
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1994	19
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1994	19
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1997	16
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1999	14
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061215	TL 85 .55A 12 17 8	1985	28
270061215	TL 85 .55A 12 17 8	1985	28
270061229	TL 87 .93A 12 17 8	1979	34
270061467	PARCEL A .75 14 17 8 EXC HWY ROW (NE1/4NE1/4)	2008	5
270061565	TL 33 & 34 .71A 14 17 8 EXC HWY ROW	1977	36
270136581	TL 32 .42A 14 17 8	1971	42
270136581	TL 32 .42A 14 17 8	2010	3
270137500	PARCEL B .31A 14 17 8 (NE1/4NE1/4)	1979	34
270137500	PARCEL B .31A 14 17 8 (NE1/4NE1/4)	1950	63
270138701	RODAMAR ADD REPLAT 1 LOT 2	2004	9
270138701	RODAMAR ADD REPLAT 1 LOT 2	2004	9
270138703	RODAMAR ADD REPLAT 1 LOT 4	Land	
270138703	RODAMAR ADD REPLAT 1 LOT 4	Land	
270022295	FAIRACRES 2ND APPROX W185'N190' LOT 1 BLK 5	1985	28
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022316	FAIRACRES 2ND E45' LOT 1 & ALL LOT 2 BLK 5	1959	54
270022323	FAIRACRES 2ND LOT 3 BLK 5	1956	57
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270023380	FAIRLAWN E103.5'S25' LOT 2 E103.5' LOT 3 BLK 4	1963	50
270023387	FAIRLAWN E45' LOT 4, E45' LOT 5, & S15.7' LOT 6 BLK 4	1956	57
270023352	FAIRLAWN E50' LOTS 4-6 BLK 3	1950	63
270023303	FAIRLAWN LOT 1 EXC E25'W20', LOTS 2 & 3 BLK 1 EXC HWY	1997	16
270023366	FAIRLAWN LOT 1, PT LOTS 2,5 & 6 BLK 4	1867	146
270023310	FAIRLAWN LOTS 1-6 & E23' PEBBLE ST BLK 2 EXC HWY RO	2000	13
270023401	FAIRLAWN PT LOT 5 & W100' LOT 6 BLK 4	1952	61
270023338	FAIRLAWN W70' LOTS 1-3 BLK 3	1975	38
270023324	FAIRLAWN W70'E87' LOTS 1-3 BLK 3	1977	36
270024444	FAIRVIEW LOT 1 BLK 2	1952	61
270024493	FAIRVIEW LOT 1 BLK 3	1952	61
270024850	FAIRVIEW LOT 1 BLK 6	1955	58
270024423	FAIRVIEW LOT 10 BLK 1	1952	61
270024430	FAIRVIEW LOT 11 BLK 1	1952	61
270024563	FAIRVIEW LOT 11 BLK 3	1955	58
270024920	FAIRVIEW LOT 11 BLK 6	1955	58
270024437	FAIRVIEW LOT 12 BLK 1	1950	63
270024570	FAIRVIEW LOT 12 BLK 3	1952	61
270024689	FAIRVIEW LOT 17 BLK 4	1952	61
270024703	FAIRVIEW LOT 19 BLK 4	1952	61



270024451	FAIRVIEW LOT 2 BLK 2	1952	61
270024500	FAIRVIEW LOT 2 BLK 3	1952	61
270024738	FAIRVIEW LOT 24 BLK 4	1952	61
270024752	FAIRVIEW LOT 26 BLK 4	1952	61
270024759	FAIRVIEW LOT 27 BLK 4	1952	61
270024773	FAIRVIEW LOT 29 BLK 4	1952	61
270024374	FAIRVIEW LOT 3 BLK 1	1952	61
270024458	FAIRVIEW LOT 3 BLK 2	1952	61
270024591	FAIRVIEW LOT 3 BLK 4	1955	58
270024801	FAIRVIEW LOT 3 BLK 5	1955	58
270024381	FAIRVIEW LOT 4 BLK 1	1952	61
270024465	FAIRVIEW LOT 4 BLK 2	1952	61
270024514	FAIRVIEW LOT 4 BLK 3	1952	61
270024598	FAIRVIEW LOT 4 BLK 4	1955	58
270024871	FAIRVIEW LOT 4 BLK 6	1955	58
270024605	FAIRVIEW LOT 5 BLK 4	1955	58
270024878	FAIRVIEW LOT 5 BLK 6	1955	58
270024395	FAIRVIEW LOT 6 BLK 1	1952	61
270024479	FAIRVIEW LOT 6 BLK 2	1952	61
270024885	FAIRVIEW LOT 6 BLK 6	1955	58
270024402	FAIRVIEW LOT 7 BLK 1	1952	61
270024486	FAIRVIEW LOT 7 BLK 2	Land	
270024409	FAIRVIEW LOT 8 BLK 1	1952	61
270024542	FAIRVIEW LOT 8 BLK 3	1952	61
270024626	FAIRVIEW LOT 8 BLK 4	1955	58
270024836	FAIRVIEW LOT 8 BLK 5	1955	58
270024899	FAIRVIEW LOT 8 BLK 6	1961	52
270024416	FAIRVIEW LOT 9 BLK 1	1955	58
270024633	FAIRVIEW LOT 9 BLK 4	1955	58
270024843	FAIRVIEW LOTS 9 & 10 BLK 5	1955	58
270024675	FAIRVIEW PT LOT 15 BLK 4	1955	58
270024815	FAIRVIEW PT LOTS 4 & 5 BLK 5	1957	56
270024822	FAIRVIEW S59' LOT 6 BLK 5	1956	57
270032375	HINKY DINKY ADD EXC HWY ROW~	1962	51
270040005	LEWIS ADD LOT 2	1981	32
270040033	LEWIS ADD LOTS 4,5 & 6	1984	29
270061467	PARCEL A .75 14 17 8 EXC HWY ROW (NE1/4NE1/4)	2008	5
270054663	RODAMAR ADD REPLAT 1 LOT 5	1971	42
270054670	RODAMAR ADD REPLAT 1 LOT 6	1967	46
270101899	TL 34 .57A 12 17 8	Land	
270101871	TL 4 2.5A 12 17 8	1997	16
270101843	TL 5 1.45A 12 17 8	1960	53
270101878	TL 55 & 84 1.20A 12 17 8	Land	
270061208	TL 6 1.77A 12 17 8	1960	53
270101892	TL 7 5.7A 12 17 8	1950	63
270101885	TL 86 .13A 12 17 8	Land	
270129150	Fremont Technology Park Outlots A & B 80.65A	Land	
270105161	D SCHROEDERS SUB TL 145 6.15A	1900	113
270101892	TL 7 5.7A 12 17 8	Land	
270137540	TL 147 10.69A 12 17 8	Land	
270137541	TL 113 .63A 12 17 8	Land	
		1963	49.4
	Average	Year	Age



## Fremont - "23rd and Bell" Redevelopment Area



- Dilapidated structure

- Debris





## Fremont - "23rd and Bell" Redevelopment Area



- Dilapidated structure
- Asbestos hazard





## Fremont - "23rd and Bell" Redevelopment Area



- Deteriorating structure
- Missing panels



- Outdated/broken window



## Fremont - "23rd and Bell" Redevelopment Area



- Peeling paint
- Deteriorating structure

- Skewed door
- Insufficient step





# Fremont - "23rd and Bell" Redevelopment Area



- Outdated/broken window



- Deteriorating structure



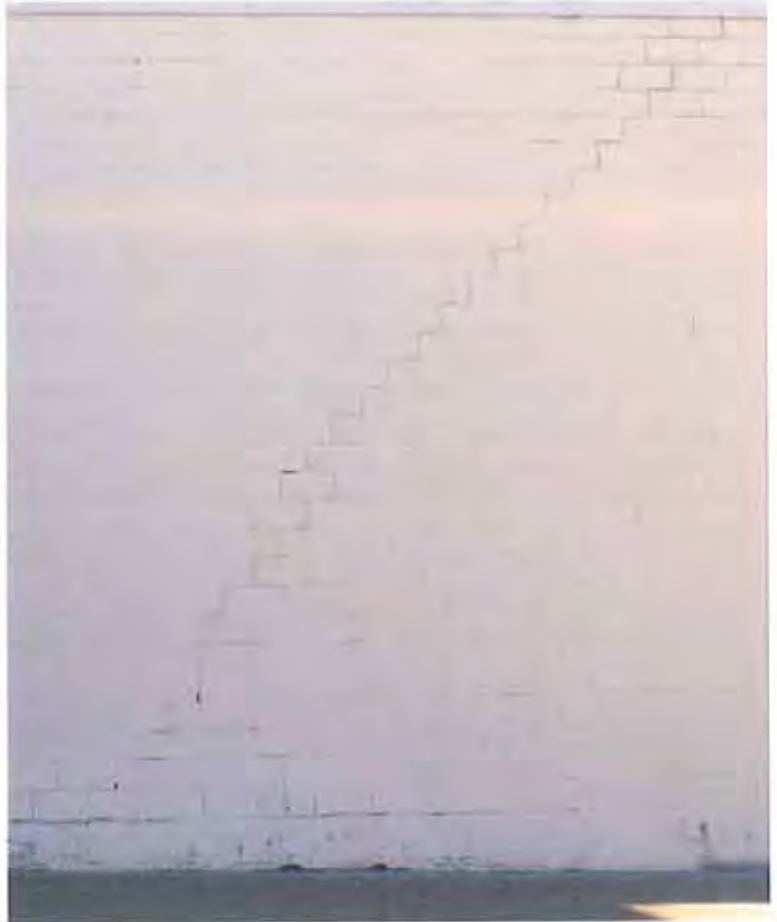
- Insufficient drainage



- Gulley

# Fremont - "23rd and Bell" Redevelopment Area

- Cracked exterior wall



- Fallen stop sign



- Missing step



- Outdated windows





## Fremont - "23rd and Bell" Redevelopment Area



- Deteriorating structure - paint and siding



- Insufficient drainage



## Fremont - "23rd and Bell" Redevelopment Area



- Cracked/deteriorating pavement





# Fremont - "23rd and Bell" Redevelopment Area



- Incomplete sidewalk



- Unpaved driveway



- Cracked pavement



- Damaged barrier



# Fremont - "23rd and Bell" Redevelopment Area



- Undeveloped land

Undeveloped Land With Inadequate Street Layout



## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 21 May 2014

**SUBJECT:** Council designation of blighted and substandard conditions at the intersection of 23<sup>rd</sup> and Bell.

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**Recommendation: Move to approve Resolution**

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**Request:** Consider a declaration of blighted and substandard conditions for the area surrounding the intersection of 23<sup>rd</sup> & Bell.

**Background:**

Options available to the Council include:

Approval as submitted

Approval as amended

Denial

Deferral of the study back to the planning commission for additional consideration

**Findings:** The blight and substandard study is within conformance with the comprehensive plan as well as state statutes.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE BLIGHT AND SUBSTANDARD STUDY FOR THE AREA SURROUNDING THE INTERSECTION OF 23<sup>RD</sup> AND BELL STREETS PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the City has received a study to determine whether an area within the city should be declared blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, the City has attached a legal description of the area, which is included in the study;

WHEREAS, On February 17, 2014 the Planning Commission has reviewed and recommends the area be declared blighted and substandard pursuant to the provisions of Section 18-2109 of the Act;

WHEREAS, The City has determined that multiple factors exist that allow the area to be declared blighted and substandard under the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the City Council hereby makes the following findings with respect to the 23<sup>RD</sup> and Bell Area Study with regard to a declaration of Blight and Substandard Conditions:

1. The City Council has reviewed the Study as to its conformity with the general plan for the development of the City as a whole; and

2. The City Council confirms that the area proposed in the Study meets the definition of blighted and substandard as set forth in the Act.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk

Dodge County Property ID	Legal Description	Year	Age
270022295	FAIRACRES 2ND APPROX W185'N190' LOT 1 BLK 5	1985	28
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022316	FAIRACRES 2ND E45' LOT 1 & ALL LOT 2 BLK 5	1959	54
270022323	FAIRACRES 2ND LOT 3 BLK 5	1956	57
270022323	FAIRACRES 2ND LOT 3 BLK 5	1998	15
270022323	FAIRACRES 2ND LOT 3 BLK 5	1998	15
270022323	FAIRACRES 2ND LOT 3 BLK 5	2002	11
270023331	FAIRLAWN E17' LOTS 1-3 BLK 3 & W43' VAC PEBBLE ST	1995	18
270023345	FAIRLAWN MID 57' LOTS 4-6 BLK 3	1890	123
270023359	FAIRLAWN W50' LOTS 4-6 BLK 3	1900	113
270023373	FAIRLAWN PT LOTS 2-5 BLK 4	1965	48
270023394	FAIRLAWN W55'S78.7' LOTS 4 & 5 BLK 4	1955	58
270024360	FAIRVIEW LOT 1 BLK 1	1952	61
270024367	FAIRVIEW LOT 2 BLK 1	1952	61
270024388	FAIRVIEW LOT 5 BLK 1	1952	61
270024472	FAIRVIEW LOT 5 BLK 2	1952	61
270024507	FAIRVIEW LOT 3 BLK 3	1952	61
270024521	FAIRVIEW LOT 5 BLK 3	1952	61
270024528	FAIRVIEW LOT 6 BLK 3	Land	
270024535	FAIRVIEW LOT 7 BLK 3	Land	
270024549	FAIRVIEW LOT 9 BLK 3	1952	61
270024556	FAIRVIEW LOT 10 BLK 3	1955	58
270024584	FAIRVIEW LOT 2 BLK 4	1955	58
270024612	FAIRVIEW LOT 6 BLK 4	1955	58
270024619	FAIRVIEW LOT 7 BLK 4	1955	58
270024640	FAIRVIEW LOT 10 BLK 4	1955	58
270024647	FAIRVIEW LOT 11 BLK 4	1955	58
270024654	FAIRVIEW LOT 12 BLK 4	1955	58
270024661	FAIRVIEW LOT 13 BLK 4	1955	58
270024668	FAIRVIEW LOT 14 BLK 4	2006	7
270024682	FAIRVIEW PT LOT 15, ALL LOT 16 BLK 4	1952	61
270024696	FAIRVIEW LOT 18 BLK 4	1952	61
270024710	FAIRVIEW LOT 20 BLK 4	1952	61
270024794	FAIRVIEW LOT 1 BLK 5	Land	
270024829	FAIRVIEW N1' LOT 6, ALL LOT 7 BLK 5	1955	58
270024857	FAIRVIEW LOT 2 BLK 6	1955	58
270024864	FAIRVIEW LOT 3 BLK 6	1955	58
270024892	FAIRVIEW LOT 7 BLK 6	1955	58
270024906	FAIRVIEW LOT 9 BLK 6	1955	58
270024913	FAIRVIEW LOT 10 BLK 6	1955	58
270024927	FAIRVIEW LOT 12 BLK 6	1955	58
270032375	HINKY DINKY ADD EXC HWY ROW~	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
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270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270054656	RODAMAR ADD REPLAT 1 LOT 1	1962	51
270040005	LEWIS ADD LOT 2	1981	32
270040012	LEWIS ADD LOT 3	1963	50
270040012	LEWIS ADD LOT 3	1997	16
270040012	LEWIS ADD LOT 3	1997	16
270040033	LEWIS ADD LOTS 4,5 & 6	1997	16
270040040	LEWIS ADD LOT 7	1951	62
270040040	LEWIS ADD LOT 7	1951	62
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1994	19
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1994	19
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1997	16
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1999	14
270061201	TL 10-12,33 & PARK-WENDERSKI ADD 4.05A 12 17 8	1970	43
270061215	TL 85 .55A 12 17 8	1985	28
270061215	TL 85 .55A 12 17 8	1985	28
270061229	TL 87 .93A 12 17 8	1979	34
270061467	PARCEL A .75 14 17 8 EXC HWY ROW (NE1/4NE1/4)	2008	5
270061565	TL 33 & 34 .71A 14 17 8 EXC HWY ROW	1977	36
270136581	TL 32 .42A 14 17 8	1971	42
270136581	TL 32 .42A 14 17 8	2010	3
270137500	PARCEL B .31A 14 17 8 (NE1/4NE1/4)	1979	34
270137500	PARCEL B .31A 14 17 8 (NE1/4NE1/4)	1950	63
270138701	RODAMAR ADD REPLAT 1 LOT 2	2004	9
270138701	RODAMAR ADD REPLAT 1 LOT 2	2004	9
270138703	RODAMAR ADD REPLAT 1 LOT 4	Land	
270138703	RODAMAR ADD REPLAT 1 LOT 4	Land	
270022295	FAIRACRES 2ND APPROX W185'N190' LOT 1 BLK 5	1985	28
270022309	FAIRACRES 2ND E100'W285' LOT 1 BLK 5	1979	34
270022316	FAIRACRES 2ND E45' LOT 1 & ALL LOT 2 BLK 5	1959	54
270022323	FAIRACRES 2ND LOT 3 BLK 5	1956	57
270022302	FAIRACRES 2ND S64'W185' LOT 1 BLK 5	1976	37
270023380	FAIRLAWN E103.5'S25' LOT 2 E103.5' LOT 3 BLK 4	1963	50
270023387	FAIRLAWN E45' LOT 4, E45' LOT 5, & S15.7' LOT 6 BLK 4	1956	57
270023352	FAIRLAWN E50' LOTS 4-6 BLK 3	1950	63
270023303	FAIRLAWN LOT 1 EXC E25'W20', LOTS 2 & 3 BLK 1 EXC HWY	1997	16
270023366	FAIRLAWN LOT 1, PT LOTS 2,5 & 6 BLK 4	1867	146
270023310	FAIRLAWN LOTS 1-6 & E23' PEBBLE ST BLK 2 EXC HWY RO	2000	13
270023401	FAIRLAWN PT LOT 5 & W100' LOT 6 BLK 4	1952	61
270023338	FAIRLAWN W70' LOTS 1-3 BLK 3	1975	38
270023324	FAIRLAWN W70'E87' LOTS 1-3 BLK 3	1977	36
270024444	FAIRVIEW LOT 1 BLK 2	1952	61
270024493	FAIRVIEW LOT 1 BLK 3	1952	61
270024850	FAIRVIEW LOT 1 BLK 6	1955	58
270024423	FAIRVIEW LOT 10 BLK 1	1952	61
270024430	FAIRVIEW LOT 11 BLK 1	1952	61
270024563	FAIRVIEW LOT 11 BLK 3	1955	58
270024920	FAIRVIEW LOT 11 BLK 6	1955	58
270024437	FAIRVIEW LOT 12 BLK 1	1950	63
270024570	FAIRVIEW LOT 12 BLK 3	1952	61
270024689	FAIRVIEW LOT 17 BLK 4	1952	61
270024703	FAIRVIEW LOT 19 BLK 4	1952	61

270024451	FAIRVIEW LOT 2 BLK 2	1952	61
270024500	FAIRVIEW LOT 2 BLK 3	1952	61
270024738	FAIRVIEW LOT 24 BLK 4	1952	61
270024752	FAIRVIEW LOT 26 BLK 4	1952	61
270024759	FAIRVIEW LOT 27 BLK 4	1952	61
270024773	FAIRVIEW LOT 29 BLK 4	1952	61
270024374	FAIRVIEW LOT 3 BLK 1	1952	61
270024458	FAIRVIEW LOT 3 BLK 2	1952	61
270024591	FAIRVIEW LOT 3 BLK 4	1955	58
270024801	FAIRVIEW LOT 3 BLK 5	1955	58
270024381	FAIRVIEW LOT 4 BLK 1	1952	61
270024465	FAIRVIEW LOT 4 BLK 2	1952	61
270024514	FAIRVIEW LOT 4 BLK 3	1952	61
270024598	FAIRVIEW LOT 4 BLK 4	1955	58
270024871	FAIRVIEW LOT 4 BLK 6	1955	58
270024605	FAIRVIEW LOT 5 BLK 4	1955	58
270024878	FAIRVIEW LOT 5 BLK 6	1955	58
270024395	FAIRVIEW LOT 6 BLK 1	1952	61
270024479	FAIRVIEW LOT 6 BLK 2	1952	61
270024885	FAIRVIEW LOT 6 BLK 6	1955	58
270024402	FAIRVIEW LOT 7 BLK 1	1952	61
270024486	FAIRVIEW LOT 7 BLK 2	Land	
270024409	FAIRVIEW LOT 8 BLK 1	1952	61
270024542	FAIRVIEW LOT 8 BLK 3	1952	61
270024626	FAIRVIEW LOT 8 BLK 4	1955	58
270024836	FAIRVIEW LOT 8 BLK 5	1955	58
270024899	FAIRVIEW LOT 8 BLK 6	1961	52
270024416	FAIRVIEW LOT 9 BLK 1	1955	58
270024633	FAIRVIEW LOT 9 BLK 4	1955	58
270024843	FAIRVIEW LOTS 9 & 10 BLK 5	1955	58
270024675	FAIRVIEW PT LOT 15 BLK 4	1955	58
270024815	FAIRVIEW PT LOTS 4 & 5 BLK 5	1957	56
270024822	FAIRVIEW S59' LOT 6 BLK 5	1956	57
270032375	HINKY DINKY ADD EXC HWY ROW~	1962	51
270040005	LEWIS ADD LOT 2	1981	32
270040033	LEWIS ADD LOTS 4,5 & 6	1984	29
270061467	PARCEL A .75 14 17 8 EXC HWY ROW (NE1/4NE1/4)	2008	5
270054663	RODAMAR ADD REPLAT 1 LOT 5	1971	42
270054670	RODAMAR ADD REPLAT 1 LOT 6	1967	46
270101899	TL 34 .57A 12 17 8	Land	
270101871	TL 4 2.5A 12 17 8	1997	16
270101843	TL 5 1.45A 12 17 8	1960	53
270101878	TL 55 & 84 1.20A 12 17 8	Land	
270061208	TL 6 1.77A 12 17 8	1960	53
270101892	TL 7 5.7A 12 17 8	1950	63
270101885	TL 86 .13A 12 17 8	Land	
270129150	Fremont Technology Park Outlots A & B 80.65A	Land	
270105161	D SCHROEDERS SUB TL 145 6.15A	1900	113
270101892	TL 7 5.7A 12 17 8	Land	
270137540	TL 147 10.69A 12 17 8	Land	
270137541	TL 113 .63A 12 17 8	Land	
		1963	49.4
	Average	Year	Age

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council public hearing on the designation of blighted and substandard conditions in the Downtown Area.

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**Recommendation:** 1) open the public hearing; 2) receive public testimony; 3) close the public hearing

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**Request:** Consider a declaration of blighted and substandard conditions for the Downtown Area.

**Background:** This blight study is for an area that encompasses the core downtown area and some adjacent blocks on the fringe of the downtown. The original study was done in 2011 and had been updated to provide additional information.

The blight study looked at a number of factors as outlined in state statutes, more particularly the Community Development Act. The study meets at least one of the criteria established in state statutes for blighted conditions, along with a number of supporting criteria that contribute to blighted and substandard conditions in the area.

The Planning Commission recommended approval of this item August 15, 2011. Council reviewed this item, but is being brought back before Council due to a lack of a public hearing at the time.

**Findings:** The blight and substandard study is within conformance with the comprehensive plan as well as state statutes.

# **Blight and Substandard Study**

for the

Fremont Downtown Area

Prepared 2011

Updated May 2014



Prepared by:

Fremont Planning Department



**Study Purpose**

The purpose of this study is to determine if a portion of the City of Fremont, Nebraska should be considered “Blighted and Substandard” under the criteria set forth in the Nebraska Community Development Law (NCDL). The definitions and criteria set in the NCDL were utilized as the nexus for this study.

**Study Area**

The area of study is delineated on Figure 1, Location Map. While the field survey reviewed a broader area of the community, it was determined to include only those areas of the community which exhibited characteristics of blight.



## **Legal Description of the Redevelopment Area**

The legal description for the downtown redevelopment area is the same as adopted in the resolution that declared it a blighted and substandard area; which was more particularly described as:

Block 203 located north of the former C & NW Railroad Right-of-Way, Block 204 and Lots 3, 4, 5 and 6 in Block 205, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 185, 184, 183 and Lots 5 and 6, Block 182, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 171, 172, 173, 174 and Lots 4, 5 and 6, Block 175, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 156, 155, 154, 153 and Lots 2 thru 6 inclusive, Block 152, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Lots 1 and 2, Block 140, the North 46.66 feet of the East 15.5 feet of Lot 7 and the North 46.66 feet of Lot 8, Block 140, Blocks 141, 142, 143, 144 and Lots 3, 4, 5 and the West 59 feet of Lot 6, Block 145, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 126, 125, 124, 123 and Lots 3, 4 and 5, Block 122, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

The South 44 feet of Lots 9 and 10, Block 111, Blocks 112, 113, 114 and Lots 5 and 6 and the South 10.5 feet of Lots 3 and 4, Block 115, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

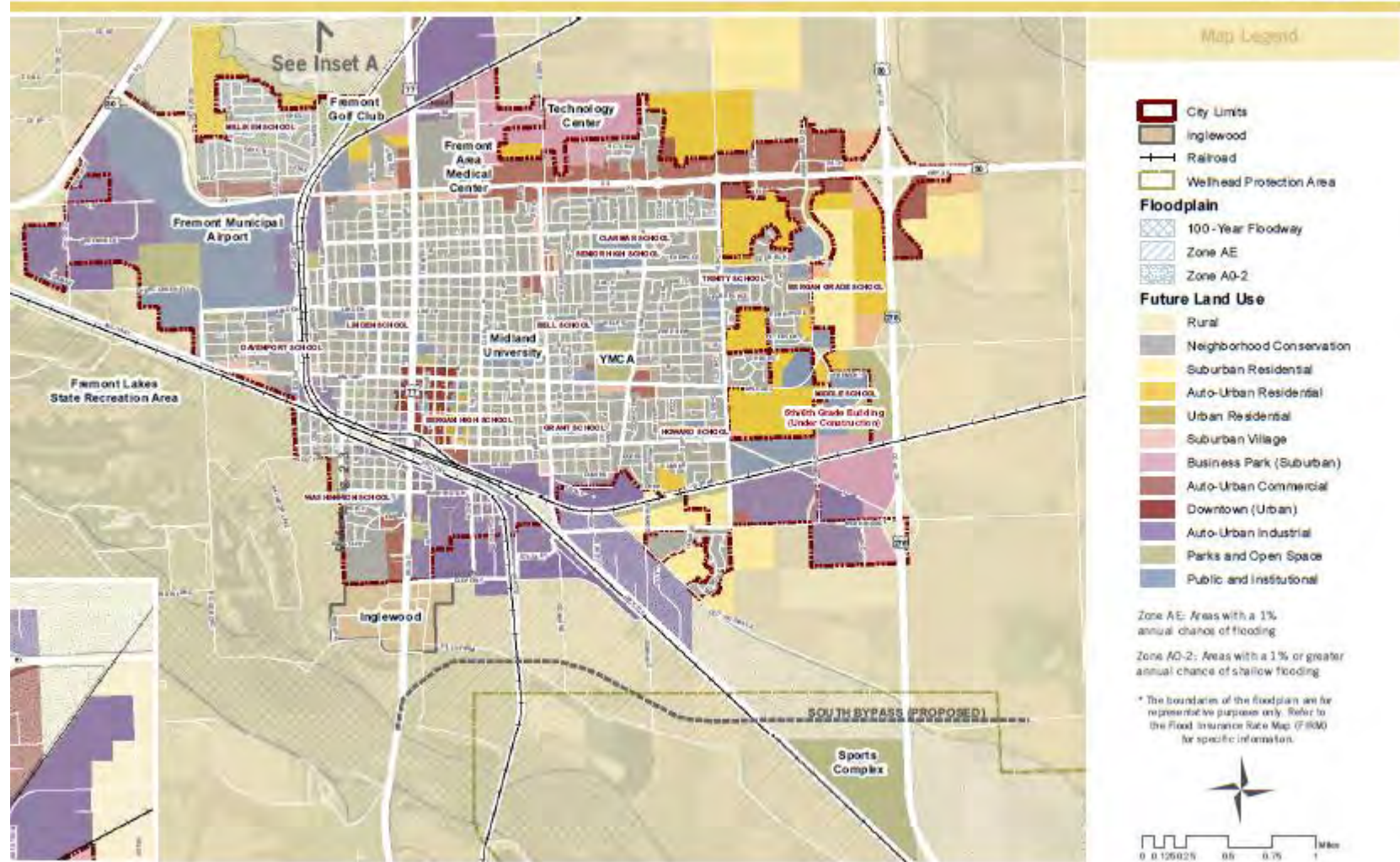
Tax Lot 564, Block 212, Original Town, City of Fremont, Nebraska

Turner Square Subdivision Lot 1 and Lot 2, City of Fremont, Nebraska

## **Land Use Patterns in the Study Area**

The land uses patterns in the study area can be described as primarily commercial in nature, with some residential, public/quasi-public, and parks/open space uses scattered throughout the area. The future land use map from the comprehensive plan notes that the area is designated as downtown commercial, and is included in the study on the following page.





## Criteria

The definition and criteria for an area to be declared Blighted and Substandard under state statutes are as follows.

### Blighted

As set forth in Section 18-2103 (11) Nebraska Revised Statutes, a **Blighted Area** shall mean an area, which by reason of the presence of:

- A substantial number of deteriorated or deteriorating structures;
- Existence of defective or inadequate street layout;
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- Insanitary or unsafe conditions;
- Deterioration of site or other improvements;
- Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Improper subdivision or obsolete platting;
- The existence of conditions which endanger life or property by fire or other causes;
- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability; and
- Is detrimental to the public health, safety, morals or welfare in its present condition and use; and in which at least one or more of the following conditions exists:
  - a. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  - b. The average age of the residential or commercial units in the area is at least 40 years;
  - c. More than half of the plotted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
  - d. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is **Substandard**

As set forth in Section 18-2103 (10) Nebraska Revised Statutes, a **Substandard Area** shall mean one in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the presence of:

- a. Dilapidated/deterioration;
- b. Age or obsolescence;
- c. Inadequate provision for ventilation, light, air, sanitation or open spaces;
- d. High density of population and overcrowding;
- e. The existence of conditions which endanger life or property by fire or other causes; or

Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare.

While it may be concluded the mere presence of a majority of the stated factors may be sufficient to make a finding of blight and substandard, this evaluation was made on the basis that the existing factors must be present to an extent which would lead reasonable persons to conclude public intervention is appropriate or necessary to assist with any development or redevelopment activities. In addition, this study was conducted on the basis that the blight and substandard criteria are reasonably distributed

within the Study Area to determine the presence of blight and substandard conditions. The basic distribution factor assures that non-blighted areas are not determined to be substandard or blighted simply due to proximity to the area which is blighted and substandard.

The approach and methodology utilized in conducting the Blight and Substandard Determination Study included an assessment of the factors and criteria cited in the NCDL as factors that contribute to making an area blighted or substandard. Data relating to the factors such as: land use compatibility, site conditions, adequacy of parcel, condition of public infrastructure, building condition, and unsafe or unsanitary conditions were determined through a field survey of the area in May 2014. Additional data was retrieved from the US Census Bureau, Nebraska Department of Labor, and Dodge County records to assess population, unemployment, diversity of ownership, age of structures, tax or special assessments, title information, and subdivision plat.

## **Analysis of Blighted and Substandard Criteria**

### **Analysis of Blighted Structures**

The determination and rating of a building's structural condition is a significant component of any blight and substandard determination. Thus, the systematic survey process utilized to classify the conditions must be based upon established and consistent criteria. A structural and infrastructure survey form was utilized to assure consistent evaluation. This evaluation included an exterior structural survey of buildings, a parcel-by-parcel field inventory and a review of available reports and documents containing information which could substantiate the existence of blighted conditions.

The field survey included a detailed evaluation of the exterior structural components (foundations, walls, columns, and roof structure) and secondary building components (wall surfaces, paint, roof, windows, doors, porches, chimneys, gutters and downspouts) of both primary and secondary buildings. Buildings were then classified into Excellent, Average, Fair, Poor, and Dilapidated.

**Excellent:** A sound structure is in good condition and that will remain in good condition with routine and normal maintenance.

**Average:** A structure that requires minor repairs to correct deficiencies, usually made by the property owner.

**Fair:** A deteriorating structure that requires major repairs usually from a professional craftsman to correct the deficiencies.

**Poor:** A deteriorating structure that requires significant repairs from a professional craftsman which may not be feasible.

**Dilapidated:** An uninhabitable structure that should be demolished.

Of the 169 primary buildings, 106 were noted to be in a poor or dilapidated state, which represents approximately 63% of the structures in the study area. There were 49 structures noted to be in fair condition, with the remainder noted in either an average or excellent condition. The presence of a substantial number of deteriorating or dilapidated structures in the study area are a contributing factor to blight. The following graphic illustrates the conditions of structures in the study area.

# CITY OF FREMONT BLIGHT STUDY BUILDING CONDITION

MAY 21, 2014

- EXCELLENT
- AVERAGE
- FAIR
- POOR
- DILAPIDATED





- Existence of defective or inadequate street layout;

The entire Study Area consists of a rectilinear street grid. The study does not meet the existence of defective or inadequate street layout criterion of blighted.

- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

The configuration of lots, a few without access to public streets and antiquated 22 feet wide commercial lots can inhibit development in the study area as shown on the graphic below. Additionally, many lots that were originally much larger have been split multiple times over and now are in a much smaller configuration. The study area meets the faulty lot layout in relation to size, adequacy, accessibility, or usefulness criterion of blighted and substandard.

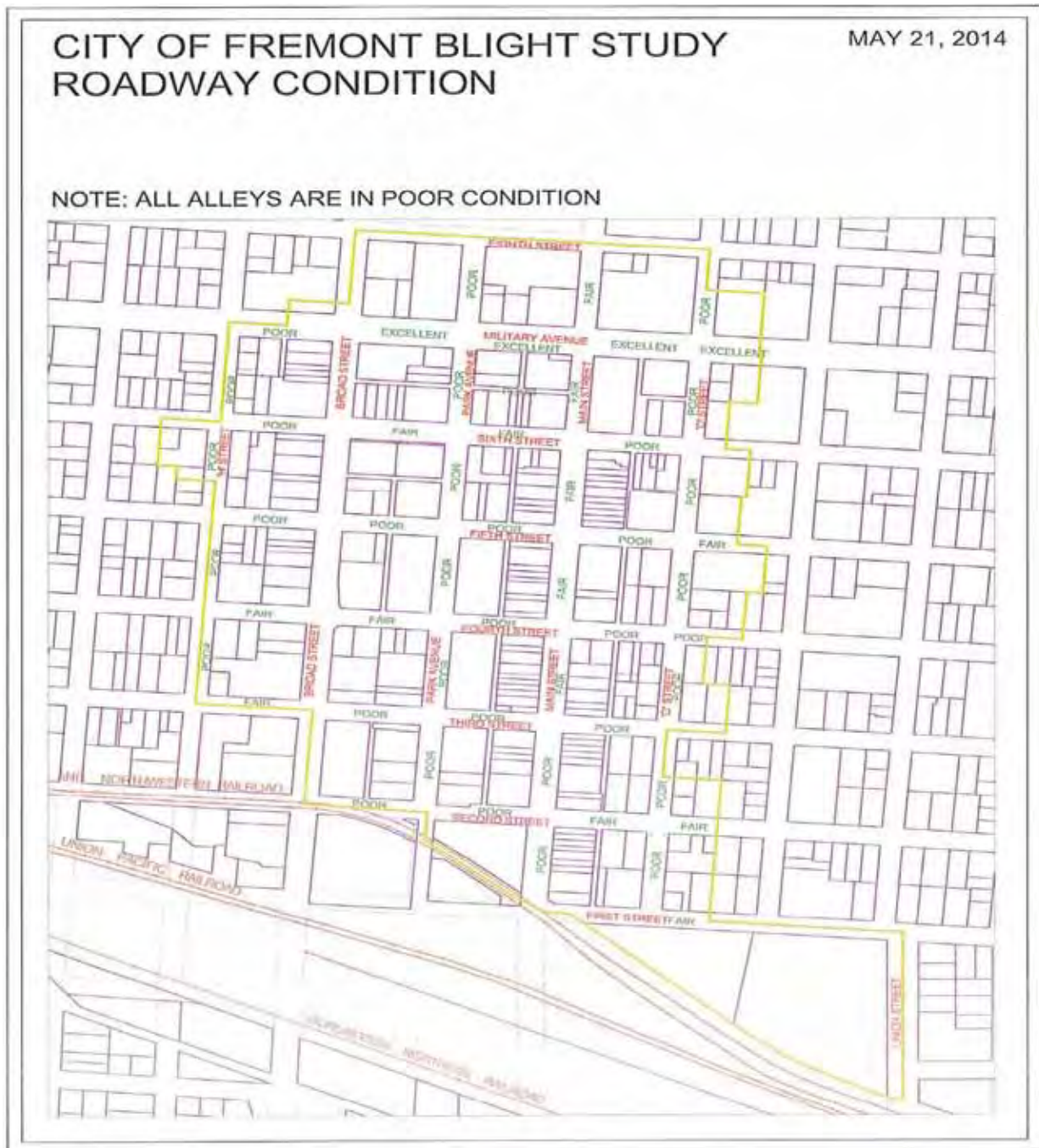


- Insanitary or unsafe conditions;

While the field survey identified some sites where various amounts of combustible items may be stored or where junk, debris, or waste tires may have been dumped, there was little evidence to suggest that was currently happening on a wide scale in the study area. Many items are near or against walls of the primary or secondary structures creating a substantial fire hazard. The substantial presence of debris is a contributing factor to criterion of blighted.

- Deterioration of site or other improvements;

The field survey evaluated the condition of site improvements, including streets, curbs and gutters, sidewalks, off street parking, fences, and site drainage. Multiple properties in the study area have inadequate sidewalks, particularly along numbered streets, Park Street, and D Street. Many blocks of streets in addition, ponding was present in several areas indicating a lack of adequate drainage. This was also true of many alleys in the area as presented in the graphic below. The study area meets the deterioration of the site or other improvements criterion of blighted.



- Diversity of ownership;

Based on available property records, land in the study area is owned by numerous individuals or entities. The study area meets the diversity of ownership criterion of blighted.

- Tax or Special Assessment;

The Dodge County records did not reveal any excessive tax or special assessment. The tax rate is not a criterion of blighted.

- Defective or unusual conditions of title;

No defective or unusual conditions of title were identified. Thus, the defective or unusual conditions of title are not a criterion of blighted.

- Improper subdivision or obsolete platting;

The configuration of lots, including some with antiquated 22 feet wide commercial lots which can inhibit development in the study area. In addition, there are a number of lots with irregular boundary configurations. The study area meets the improper subdivision or obsolete platting criterion of blighted.

- Conditions which endanger Life or Property by Fire or Other Causes;

The field survey identified 48 sites where various amounts of combustible items are stored of where there are junk, debris, or waste tires. Many items are near or against walls of the primary or secondary structure creating a substantial fire hazard. Ponding was present in several areas indicating a lack of adequate drainage. The substantial presence of debris is a contributing factor to criterion of blighted.

- Any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability;

The blighted factors identified in the survey as well as the absence of streetscape and landscape improvements, the absence of signage, and the underutilized upper floors of commercial structures constitutes an economic liability for the City of Fremont and contributes to the haphazard development and decline of this area.

- Is detrimental to the public health, safety, morals, or welfare in its present conditions and use; and in which at least one or more of the following conditions exists:
  1. Unemployment in the study or designated blighted area is at least one hundred twenty percent of the state or national average;
  2. The average age of the residential or commercial units in the area is at least 40 years;
  3. More than half of the platted and subdivided property in an area is unimproved land that has been within the city for 40 years and has remained unimproved during that time;
  4. The per capita income of the study or designated blighted area is lower than the average per capita income of the city or village in which the area is designated; or
  5. The area has had either stable or decreasing population based on the last two decennial censuses.

Based upon the field survey and Dodge County records, the average age of the structures in the area is at least 40 years. Thus, the presence of one condition as criterion of blighted was identified.

### **Analysis of Substandard Criteria (not already analyzed)**

- Age or obsolescence;

Based upon the field survey and Dodge County records, the average age of the structures in the area is at least 40 years. The study area does meet the age of structure criterion for substandard.

- Inadequate provision for ventilation, light, air, sanitation or open spaces;

The field study identified numerous structures with antiquated and/or inoperable windows. In addition, the majority of district is impervious and lacks open space. The study area does meet the inadequate provision of open space criterion for substandard.

- Any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.

The study area does not meet the public health, safety, and crime criterion for substandard.

### **Conclusion**

The conclusion of this study is that a the downtown district in the City of Fremont, Nebraska should be considered “Blighted and Substandard” under the criteria set forth in the Nebraska Community Development Law (LCDL). The conclusions presented in this study are based on an examination of available data and existing study area conditions. The study should be presented to the jurisdictional authority, the City of Fremont, for legal review. If satisfied with the summary of findings contained herein, the City of Fremont may adopt a resolution making a finding of blighted and substandard and this study as part of the public record.

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council designation of blighted and substandard conditions in the Downtown Area.

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**Recommendation:** Move to approve Resolution

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**Request:** Consider a declaration of blighted and substandard conditions for the Downtown Area.

**Background:**

Options available to the Council include:

Approval as submitted

Approval as amended

Denial

Deferral of the study back to the planning commission for additional consideration

**Findings:** The blight and substandard study is within conformance with the comprehensive plan as well as state statutes.

**#7**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE BLIGHT AND SUBSTANDARD STUDY FOR THE DOWNTOWN AREA PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the City has received a study to determine whether an area within the city should be declared blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, the City has attached a legal description of the area, which is included in the study;

WHEREAS, On August 15, 2011 the Planning Commission has reviewed and recommends the area be declared blighted and substandard pursuant to the provisions of Section 18-2109 of the Act;

WHEREAS, The City has determined that multiple factors exist that allow the area to be declared blighted and substandard under the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the City Council hereby makes the following findings with respect to the Downtown area with regard to a declaration of Blight and Substandard Conditions:

1. The City Council has reviewed the Study as to its conformity with the general plan for the development of the City as a whole; and

2. The City Council confirms that the area proposed in the Study meets the definition of blighted and substandard as set forth in the Act.

3. Resolution No. 2012-093 passed May 29, 2012 is hereby rescinded. This Resolution shall take effect and be in full force and effect from and after its passage. The provisions of this Resolution are severable, and invalidity of any phrase, clause or part of this Resolution shall not affect the validity or effectiveness of the remainder of this Resolution.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk



## EXHIBIT A

Block 203 located north of the former C & NW Railroad Right-of-Way, Block 204 and Lots 3, 4, 5 and 6 in Block 205, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 185, 184, 183 and Lots 5 and 6, Block 182, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 171, 172, 173, 174 and Lots 4, 5 and 6, Block 175, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 156, 155, 154, 153 and Lots 2 thru 6 inclusive, Block 152, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Lots 1 and 2, Block 140, the North 46.66 feet of the East 15.5 feet of Lot 7 and the North 46.66 feet of Lot 8, Block 140, Blocks 141, 142, 143, 144 and Lots 3, 4, 5 and the West 59 feet of Lot 6, Block 145, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 126, 125, 124, 123 and Lots 3, 4 and 5, Block 122, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

The South 44 feet of Lots 9 and 10, Block 111, Blocks 112, 113, 114 and Lots 5 and 6 and the South 10.5 feet of Lots 3 and 4, Block 115, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Tax Lot 564, Block 212, Original Town, City of Fremont, Nebraska

Turner Square Subdivision Lot 1 and Lot 2, City of Fremont, Nebraska

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council public hearing on the designation of blighted and substandard conditions along Morningside Business Park.

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**Recommendation:** 1) open the public hearing; 2) receive public testimony; 3) close the public hearing

**Request:** Consider a declaration of blighted and substandard conditions for the area surrounding Morningside Road.

**Background:** This blight study is for an area that encompasses the area along Morningside Road from Bell Street west to US Highway 275.

The blight study looked at a number of factors as outlined in state statutes, more particularly the Community Development Act. The study meets at least one of the criteria established in state statutes for blighted conditions, along with a number of supporting criteria that contribute to blighted and substandard conditions in the area. The study was initiated by the Greater Fremont Development Council, and has been submitted to the City for review.

Declaring the study area blighted and substandard will allow areas that are already within the municipal boundary to be eligible for redevelopment projects using Tax Increment Financing. Areas outside of the city limits, but within the study area, must first be annexed in order to utilize TIF.

The Planning Commission recommended approval of this item at their May 19 2014 meeting.

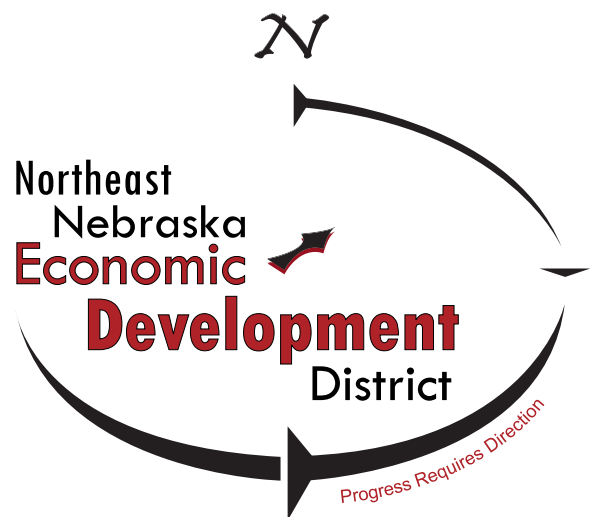
**Findings:** The blight and substandard study is within conformance with the comprehensive plan as well as state statutes.

# Fremont

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Blight and Substandard Determination  
Study for Area Referred to as  
Morningside

May 25, 2012



# ***Morningside Blight & Substandard Study***

## ***Fremont, Nebraska***

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## ***Executive Summary***

The purpose of this Study is to determine if all or part of the designated study area has deteriorated and become substandard and blighted according to the Community Development Law established in Nebraska Statute 18-2102.

### **Community Development Law**

18-2102. Community Development Law; purpose. It is hereby found and declared that there exist in cities of all classes and villages of this state areas which have deteriorated and become substandard and blighted because of the unsafe, unsanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable lands uses. Such conditions or a combination of some or all of them have resulted and will continue to result in making such areas economic or social liabilities harmful to the social and economic well-being of the entire communities in which they exist, needlessly increasing public expenditures, imposing onerous municipal burdens, decreasing the tax base, reducing tax revenue, substantially impairing or arresting the sound growth of municipalities, aggravating traffic problems, substantially impairing or arresting the elimination of traffic hazards and the improvement of traffic facilities, and depreciating general community-wide values. The existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency, and for the maintenance of adequate police, fire, and accident protection and other public services and facilities. These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided. The elimination of such conditions and the acquisition and preparation of land in or necessary to the renewal of substandard and blighted areas and its sale or lease for development or redevelopment in accordance with general plans and redevelopment plans of communities and any assistance which may be given by any state public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired. The necessity in the public interest for the provisions of the Community Development Law is hereby declared to be a matter of legislative determination.

18-2103(10). Substandard areas shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare.



18-2103(11). Blighted area shall mean an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe condition, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or contributes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use, and (b) in which there is at least one of the following conditions; (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) that the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred per cent of the village as blighted.

## Objective Criteria

State statute establishes a series of five quantitative or “objective” criteria. An area must meet at least one of these initial criteria.

- ***Underemployment.*** The qualifying condition is an unemployment rate in the designated area that is at least 120% of the state or national average. Block group data from the 2000 Census, as well as subsequent geographic area studies available through the Nebraska Department of Labor, were utilized to determine qualifying areas under this standard.
- ***Average age of residential or commercial units in the area.*** The qualifying condition is an average age that is at least forty (40) years old.
- ***Per capita income.*** The qualifying condition is a per capita income for the area that is lower than the average per capita income of the municipality in which the area is designated. Block group data from the 2000 Census was utilized to indicate the presence of this criterion.
- ***Population.*** The qualifying condition is that the area has had either stable or decreasing population based on the last two decennial censuses. Block group data from 2000 and 2010 was examined to indicate the presence of this criterion.

- ***Unimproved land.*** Compliance with this standard involved examining the corporate limits and defining areas within those limits which remain unimproved. The qualification is if more than half of the plotted and subdivided property in the area has been within the city for forty years and has remained unimproved during that time.

## **Subjective Criteria**

If an area met one of the objective qualifying requirements, it would then be subject to further review under the “Subjective Criteria” section of the statute. If one or more of these qualifiers was met, the area in question was determined to be “blighted and substandard.” The subjective criteria include the following:

- A substantial number of deteriorated or deteriorating structures,
- The existence of defective or inadequate street layout,
- Faulty lot layout in relation to size, adequacy, accessibility, or usefulness,
- Unsanitary or unsafe conditions,
- Deterioration of site or other improvements,
- Diversity of ownership,
- Tax or special delinquency exceeding the fair value of the land,
- Defective or unusual conditions of title,
- Improper subdivision or obsolete platting,
- The existence of conditions which endanger life or property by fire and other causes, or
- Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use.

## **Study Area:**

The findings of this blight study are based on analysis conducted for a location referred to as the “Morningside”, a track of land described as follows: From the Point of Beginning at the northwest corner of Iowa Rail Road Land Company Tax Lots 122 & 123; thence east along the south edge of the Union Pacific Rail Road right of way to the north west corner of Missouri Valley Land Company Lot 11 Section 24 Township 17 Range 8; thence south to the southwest corner of Missouri Valley Land Company Lot 11, Section 24 Township 17 Range 8; thence east along a line parallel to Morningside Road to South Johnson Road; thence north on South Johnson Road to the northwest corner of Tax Lot 26 & Part of Tax Lot 22, Section 19 Township 17 Range 9; thence northeast along south edge of the Union Pacific Railroad right of way to the northeast corner of Tax Lot 26 & Part of Tax Lot 22, Section 19 Township 17, Range 9; thence south along the west right of way of Nebraska Department of Roads Highway 275 right of way to the Morningside Road right of way; thence west along Morningside Road to the intersection of Old Highway 8 and Morningside Road; thence southeast to the southeast corner of Tax Lot 21 Section 25 Township 17 Range 8; thence west along a line parallel to Morningside Road to Jones Street; thence south along Jones Street to the southeast corner of Rail Road Subdivision Part Lots 1 & 2 Tax Lot 77 Section 25 Township 17 Range 8; thence northwest along the Highway 275 right of way; concluding at the northwest corner of Iowa Rail Road Land Company Tax Lots 122 & 123.

See Exhibit 1 for map.

## **Findings**

### **Documentation of Qualifying Conditions – Objective Criteria**

#### **1) Unemployment.**

Dodge County had an unemployment rate of 5.1% in February 2012, the most recent release data. NE had an unemployment rate of 4.6% and the U.S. A. had a rate of 8.3%.

*The Study Area does not meet the criteria of at least 120% of the state or national average.*

#### **2) Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least (40) years old.**

There are 32 building structures within the redevelopment area which have dates of construction listed at the County Assessors' offices. The majority (56.3%) of the properties are over 40 years of age and the median age for the properties in the area is 50.41 years. There are also 37 building structures in the area that did not have dates of construction listed including commercial properties, with no verifiable date of construction is on file. Those dates were not listed in developing the average age of 50.41 years. There were also 13 parcels of land which had no buildings also not included in this portion of the study, and were not used to meet the overall blight and substandard requirement. See Exhibit 2 for table.

**The Study Area does meet the qualifying condition for average age.**

3) Per capita income.

*Per capita income data by 2001 Census block group not available for this specific area.*

*The Study Area does not meet the per capita income qualification.*

4) Population.

Population has increased over the past two decennial censuses for the City of Fremont. However, the Study Area does not line up with a block group to show a smaller area.

- Fremont
  - 1990 Census: community: 23,680
  - 2000 Census: community: 25,174
  - 2010 Census: community: 26,397
- Study Area

*The Study Area does not meet the criteria of decreasing population.*

5) Unimproved land

A majority of the Study Area is currently outside of the City limits. A portion of the study area was incorporated into City within the past 40 years and is undeveloped with the exception of City Utility Department facilities and the Dodge County Humane Society Building.

*The Study Area does not meet the criteria of 50% unimproved land.*

**As a result of meeting at least one of the objective criteria, the Redevelopment Area is subject to further review under the "Subjective Criteria" section of the statute.**

## Documentation of Qualifying Conditions – Subjective Criteria

- 1) A substantial number of deteriorated or deteriorating structures.

The results of the Study conclude there are a substantial number of deteriorating structures in the Redevelopment Area. The inadequate provisions for ventilation, light, or sanitation are evidenced in Exhibit 3, pictures.

Field analysis conducted on April 4, 2012 and April 11, 2012 determined that notable parcels within the Redevelopment Area have significant combination of deteriorating factors present. The field survey included a detailed evaluation of the exterior structure. Seven of the buildings surveyed demonstrated severe effects of deterioration, including dilapidated roofing, windows, siding, foundations and porches. Twenty-eight additional properties were deteriorating and rated as poor. Most of the buildings were in a fair condition with slight deterioration.

During analysis, the buildings were given a condition rating. The building conditions ratings were based on the following criteria:

**Dilapidated:** In need of more than one major repair, for example, to the roof, foundation, windows, and/or siding, etc. Severe visible damage to the foundation automatically leads to a classification of dilapidated. These structures are usually considered to be beyond rehabilitation.

**Poor:** Had visible signs of deterioration, especially to the windows, siding, roof, and porch. Asbestos shingles/siding automatically leads to a classification of poor. Includes visual damage such as rust and dents to pre-fabricated metal buildings. These structures could be rehabilitated, but substantial cost would be involved.

**Fair:** Usually had one sign visible of deterioration to the windows, siding, roof, etc. Not a significant amount of damage, but some work would be required to list the building for top dollar.

**Good:** Building had no substantial signs of deterioration. However; cosmetic flaws were visible, such as outdated fixtures or very minor paint damage. These structures would require very little to no cost to sell the home for top dollar.

**Excellent:** Home shows absolutely no signs of deterioration. No cosmetic flaws were visible. Only a very small percentage of any community will fall into this category.

Building Condition	Excellent	Good	Fair	Poor	Dilapidated	Vacant lots
Total: 70 Buildings	2	16	25	23	4	12
4 of 70 buildings (5.71%) rated "Dilapidated"						
23 of 70 buildings (32.86%) rated "Poor"						
27 of 70 buildings (38.57%) rated "Poor" or "Dilapidated"						



Of the total properties (buildings) assessed, 27 of the 70 were given ratings of poor or dilapidated. This accounts for 38.57% of the total properties in the redevelopment area. There were an additional 12 lots which did not have a building and those were not counted in the total count of 70 buildings.

**The Study Area does meet the criteria of a substantial number of deteriorated or deteriorating structures.**

- 2) The existence of defective or inadequate street layout.

The Study Area consists of a rectilinear street grid. The streets on the eastern 1/2 of the study area are on a larger scale, but are still rectilinear layout. The northern boundary along the railroad tract does not have road access.

*The Study area does not meet the existence of defective or inadequate street layout criteria of blighted.*

- 3) Faulty lot layout in relation to size, adequacy, accessibility or usefulness.

Zoning and use is also a challenge. Out of the forty-one properties only nineteen have the same current land use and zoning classifications. Eleven are single family use and are zoned as industrial or agricultural. The last is the most obvious barrier and can pose a barrier to the homeowner if they ever want to rebuild. This also shows that out of the forty-one properties, nine are not currently zoned for any specific zoning category. These properties must be zoned to enable future development of the area.

Current Land Use						
Current Zoning Classification		Industrial	Single Family	Agricultural	Commercial	Exempt (Agricultural Land)
	Industrial	11	<b><u>6*</u></b>	<b><u>1*</u></b>	<b><u>1*</u></b>	
	Single Family		6			
	Agricultural		<b><u>5*</u></b>	2		
	Commercial					
	Not Zoned					<b><u>9*</u></b>

**\*Incompatible current land use and zoning classification.**

**The Study Area does meet the faulty lot layout in relation to size, adequacy, accessibility or usefulness criteria of blighted.**

4) Unsanitary or unsafe conditions.

The Study Area inspection revealed that unsafe conditions exist. Due to the ages of the structures in question, health and safety issues are present that pose a threat to individuals that utilize the area.

- Based simply on the age of the properties in the Study Area, structural integrity, out-of-date wiring, ineffectual plumbing, outdated bathroom facilities, deficient air and heating capabilities, and improper exits/entrances (i.e., window/door escapes) are present.
- Inadequate and aging structures in the Study Area contain foundation, floor structure; doors/windows/fire escapes (egress/ingress) flaws. These basic building elements constitute an economic or social liability and are detrimental to public health, safety and welfare in their present condition.
- The age of the properties is also indicative of having lead based paint present. The very young, in particular, are very susceptible to the safety issues caused by lead based paint.

In addition to inadequate structures are deteriorated streets throughout the study area. The study area does not have sidewalks along any streets and the streets are without curb and gutter.

Miscellaneous areas of tall weed growth, unsafe vacant lots and the outdoor storage of junk and chemicals also exist and pose harmful risks for residents and development of the study area. Five of the seventeen residential lots in the area had significant amounts of accumulated debris, old barrels, wood piles, and abandoned vehicles. Seven of twelve business lots had significant accumulations of tires, old barrels, and abandoned vehicles. The study also identified items such as tires which left out can hold water which creates mosquito breeding grounds.

The heavy soil types and flat topography of the area contributes to surface water drainage in the study area. The land slope is often less than 0.4% and contributes to water standing in fields, parking lots, and drainage ditches. The drainage ditch on the northeast side of 1<sup>st</sup> Street often contains standing water due to sedimentation from storm-water runoff from croplands and unpaved parking lots. Inadequate drainage can cause stagnant water which creates mosquito breeding grounds.

Vehicle and pedestrian traffic has access to only two crossing over the rail road tracks, which are lacking up to date warning lights and cross arms. Old Highway 8 and South Downing Street end at the rail road right of way with very minimal street barriers and warning signs.

**The Study Area does meet the unsanitary or unsafe conditions criteria.**

5) Deterioration of site or other improvements.

The field survey evaluated the condition of site improvements, including streets, road shoulders, curbs and gutters, sidewalks, off street parking, fences and site drainage. Many of the properties in the Study Area have inadequate sidewalks. There are no sidewalks, curbs, or gutters in the study area. The paved roads which lack an adequate shoulder for the large semi-truck traffic. There was evidence of trucks tires leaving the paved surface while turning at intersections, curves, and business entrances. Gravel roads account of 31% of paved roads in poor condition for 4.15% area's transportation infrastructure.

	paved-good	paved-poor	gravel
Morningside	10000		
Luther	1360		
Old Hwy 8 (south)	360		
Old Hwy 8 (north)		750	
Downing			750
South 1st St			3020
Johnson Rd			1850
18090	11720	750	5620
	64.79%	4.15%	31.07%

The recent annexation and extension of utilities to a commercial development to the south-east of the study area has improved access to water, sewer, natural gas, and electricity to the areas adjacent to Morningside Road and First Street.

**The Study Area does meet the deterioration of site or other improvements criteria.**

6) Diversity of ownership.

Based on available property records, land in the Study Area is owned by numerous individuals or entities. Records show 28 different property owners. In addition, two of these owners live out of town, one (1) of those out of State. Based on the difficulty of assembling multiple ownerships for contemporary development, the high number of property owners in the study area is seen as a detriment to new development.

**The Study Area does meet the diversity of ownership criteria.**

- 7) Tax or special delinquency exceeding the fair value of the land.

The Dodge County records did not reveal any excessive tax or special assessment.

*The Study Area does not meet the tax or special delinquency criteria.*

- 8) Defective or unusual conditions of title.

No defective or unusual conditions of title were identified.

*The Study Area does not meet the defective or unusual conditions of title criteria.*

- 9) Improper subdivision or obsolete platting.

The configuration of lots not being platted or zoned correctly can inhibit development in the Study Area.

Out of the properties, one (1) property has a use of commercial and are zoned as industrial, five (5) are single family use and are zoned as agricultural, and six (5) are single family use and zoned as industrial. The last is the most obvious barrier and can pose a barrier to the homeowner if s/he ever wants to rebuild. This also show that out of the forty-one (41) properties, thirteen (13) are used for purposed other than their listed zoning and nine (9) are not zoned, which can also pose a barrier to redevelopment of the site.

**The Study Area does meet the faulty lot layout in relation to size, adequacy, accessibility and/or usefulness criteria.**

- 10) The existence of conditions that endanger life or property by fire and other causes.

The average age of the structures in the Redevelopment Area is 50.41 years old. The existence of aged flammable materials, deteriorating electrical systems, and faulty heating systems increases the potential threat of fire. Inadequate roofing and old wiring can also provide for dangerous conditions.

The field survey also identified various amounts of combustible items stored within sight of public right-of-ways, near or against walls of the primary or secondary structures creating a substantial fire hazard. The study also identified items such as tires which left out can hold water which creates mosquito breeding grounds.

Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime and is detrimental to the public health, safety morals or welfare.

**The Study Area does meet the existence of conditions that endanger life or property by fire and other causes criteria.**

## Conclusion

The purpose of this study is to determine if all or part of the designated Study Area is substandard and blighted. In order to make the determination of substandard and blighted, State statute establishes a series of five quantitative or “objective” criteria that the area must meet at least one of these initial criteria. In this instance, it has been determined that the “objective” criteria of the following have been met:

- Average age of residential or commercial units in the area. The qualifying condition is an average age that is at least (40) years old.

If an area met one of the objective qualifying requirements, it would then be subject to further review under the “Subjective Criteria” section of the statute. In this instance, it has been determined that the “subjective criteria” of the following have been met:

- A substantial number of deteriorated or deteriorating structures.
- Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
- Unsanitary or unsafe conditions
- Deterioration of site or other improvements.
- Diversity of ownership.
- Improper subdivision or obsolete platting.
- The existence of conditions that endanger life or property by fire and other causes.

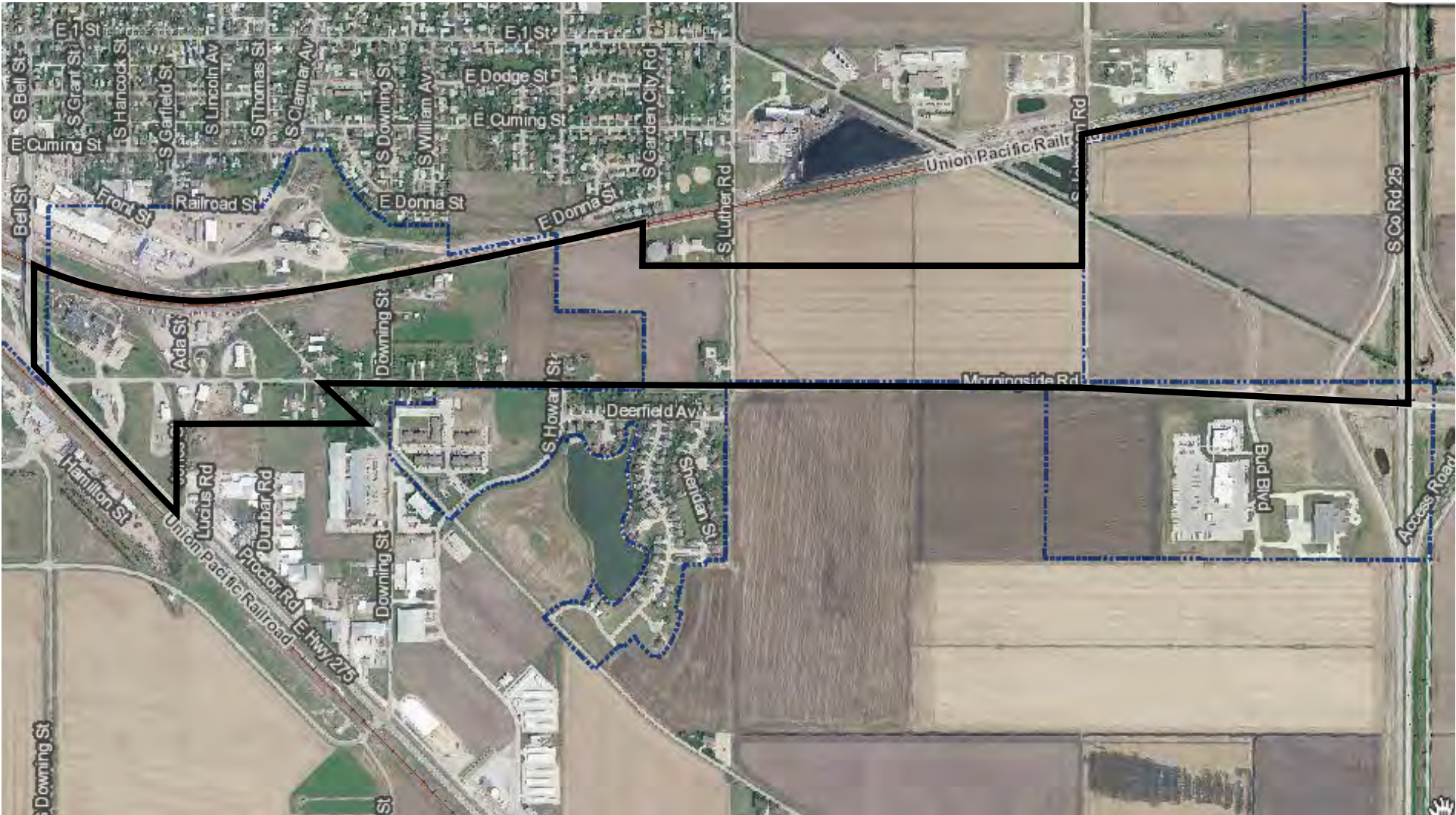
Having met both objective and subjective criteria of substandard and blighted as defined by section 18-2103 (10) and 18-2103 (11) of the Nebraska Community Development Law, this study has determined that the Study Area is both substandard and blighted under the provisions identified and the general plan as required.



# Exhibit 1

## Maps

# Morningside Blight & Substandard Area





# SITE UTILITIES AND PLATTING FREMONT, NE

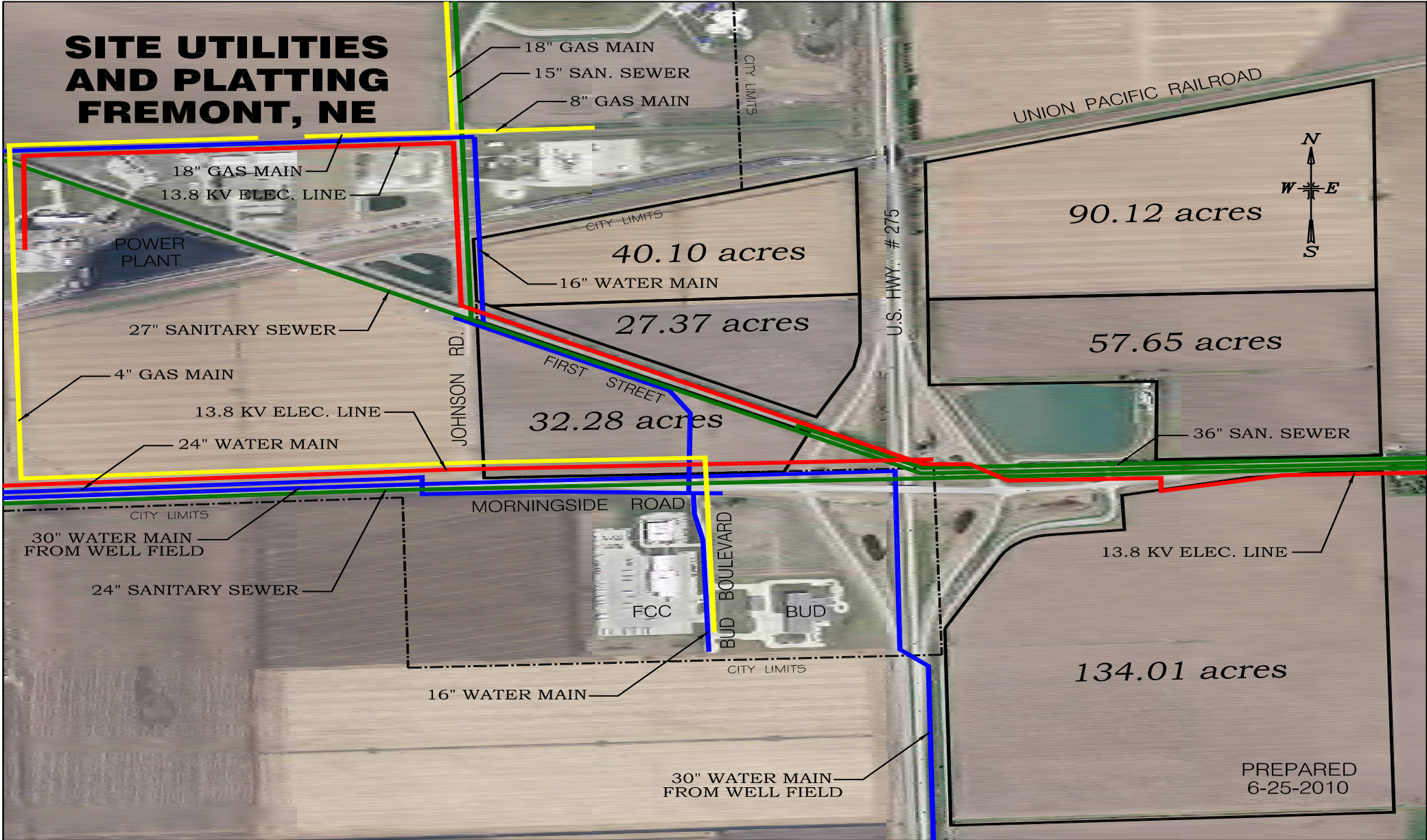


Exhibit 2

Property And

Dates of Construction

South Area - Morningside											
Physical Address	Physical Occupant	Mailing Address	City/State/Zip	Owner	Owners Address	Year Built	Age	Use	Zoning	Legal Description	Parcel Number
787 S Luther Road	Dodge County Humane Society	400 E Military	Fremont, NE 68025	City of Fremont	same			11 Exempt	07 Other	Missouri Valley Land Co Sub Lot 14 7.85A 24 17 8	270044303
1720 Old Highway 8	Nathan Thorington/rental house	P O Box 676	Fremont, NE 68026-0676	Donald J & Connie R Marht	980 Co Rd W W S-121 Fremont, NE 68025	1950	62	01 Single Family	04 Industrial	Iowa RR Land Co TL 78 1A	270103803
	Detached garage					1950	62				
1749 Old Highway 8	Richard Waage	1749 Old Highway 8	Fremont, NE 68025- 8609	Richard Waage	same	1950	62	01 Single Family	04 Industrial	Iowa RR Land Co TL 102 .13A 24 17 8	270103817
1804 Old Highway 8	Colt Weltikol/house	1804 Old Highway 8	Fremont, NE 68025-8608	Donald Mahrt	980 Co Rd W W S-121 Fremont, NE 68025	1910	102	01 Single Family	01 Single Family	Iowa RR Land Co TL 77, 138 & 139 7.45A 24 17 8	270137734
1886 Old Highway 8	Thomas/Virginia Wells	1886 Old Hwy 8	Fremont, NE 68025	Thomas/Virginia Wells	same	1952	60	01 Single Family	04 Industrial	TL 61 .88A 25 17 8	270102641
588 S Downing	Frank Vecchi	588 S Downing	Fremont, NE 68025	Charlene Vecchi	Same	1910	102	SFR	05 Agricultural	Iowa RR Land Co Lot 14, Pt Lot 13 & TL 128 & 129 6.47A 24 17 8	27010381
603 S Downing	Amanda J Edwards	980 Co Rd W Lot S-121	Fremont, NE 68025	Donald Mahrt	same	1928	84	01 Single Family	01 Single Family	Iowa RR Land Co TL 137 .23A 24 17 8	270137733
634 S Downing	Mike & Crystal Godin	634 S Downing	Fremont, NE 68025	Michael R. & Crystal Godin	same	1908	104	SFR	05 Agricultural	Iowa RR Land Co Lot 15 3.56A 24 17 8	270103845



Physical Address	Physical Occupant	Mailing Address	City/State/Zip	Owner	Owners Address	Year Built		Use	Zoning	Legal Description	Parcel Number
1300 E Morningside	Magnus, LLC	P O Box 1029	Fremont, NE 68026-1029	Magnus, LLC	same	1989	23	04 Industrial	04 Industrial	Iowa RR Land Co TL 122 & 123	270103824
1305 E Morningside	Fuel Express	1305 E Morningside	Fremont, NE 68025	Amoco Fuel Express LLC	same	1994	18	03 Commercial	04 Industrial	Road Rail Sub Pt Lots 1 & 2 (TL 76) 24 17 8	270104608
						1994	18				
						1994	18				
1451 E Morningside	LeFebvre Companies	10895 171st Ave NW	Elk River, MN 55330-6324	LeFebvre Properties, LLC	same	2005	7	04 Industrial	04 Industrial	Road Rail Sub Pt Lots 1 & 2 (TL 77) 24 17 8	270138211
1501 E Morningside	Fremont Truck Wash	PO Box 691	Fremont, NE 68026-0691	Renner/Steven A & Star J	same	1961	51	04 Industrial	04 Industrial	Road Rail Sub Blk 3 .5A 25 17 8	270104615
						1975	37				
						1991	21				
1530 E Morningside	Bernard Parolek	1917 E 1st St	Fremont, NE 68025-5821	Bernard Parolek	same	1960	52	04 Industrial	04 Industrial	Road Rail Sub Lot 1 Blk 1	270104580
1535 E Morningside	Dan Veskerna	442 S Ridge Rd #33	Fremont, NE 68025	Dan Veskerna/Eagle Dev. LLC	same	1977	35	04 Industrial	04 Industrial	Veskerna Business Park Lot 1R 3.63A 25 17 8	270138964

Physical Address	Physical Occupant	Mailing Address	City/State/Zip	Owner	Owners Address	Year Built		Use	Zoning	Legal Description	Parcel Number
300 Ada	HansonTire	949 W 46th	Fremont, NE 68025-8671	Eric E & Brenda L Hansen	same	1975	37	04 Industrial	04 Industrial	Road Rail Sub Lot 2 Blk 1	270104594
1600 E Morningside	Platte Valley Truck & Repair	PO Box 594	Fremont, NE 68026-0594	Yeager/James C & Linda L	same	1970	42	04 Industrial	04 Industrial	Road Rail Sub Pt Lot 1 Blk 1	270104587
1620 E Morningside	Cynthia Hald	17868 Island Cir	Bennington, NE 68007-5721	Cynthia Hald	same	1969	43	04 Industrial	04 Industrial	Iowa RR Land Co TL 103 4.21A	270103810
1637 E Morningside	Greenfield Painting & Repair	442 S Ridge Rd #33	Fremont, NE 68025-8671	GPR/Eagle Dev. LLC	same	2006	6	04 Industrial	04 Industrial	Veskerna Business Park Lot 2R .99A 25	270138965
1639 E Morningside	J & N Machine	1435 E Morningside	Fremont, NE 68025-8671	J & N Machine/James Sindelar	1435 N Lincoln Ave Fremont	1994	18	04 Industrial	04 Industrial	TL 72 .19A 25 17 8	270102704
1649 E Morningside	Jaccie Roberts	1535 E Morningside	Fremont, NE 68025-8671	Jaccie Roberts/Daniel Veskerna Trustee	same	1937	75	01 Single Family	04 Industrial	TL 23 .36A 25 17 8	270102690
1761 E Morningside	Virginia Sobczak	1761 E Morningside	Fremont, NE 68025-8600	Virginia Sobczak	same	1927	85	01 Single Family	04 Industrial	TL 22 5A 25 17 8	270102683
1775 E Morningside	Larry Patterson	1775 E Morningside	Fremont, NE 68025-8600	Larry Patterson	same	1927	85	01 Single Family	04 Industrial	TL 21 1.65A 25 17 8	270102676
1850 E Morningside	Jason & Stephanie Voecks	P O Box 676	Fremont, NE 68026-0676	Don Marht	same	1920	92	01 Single Family	01 Single Family	Iowa RR Land Co TL 135 .38A 24 17 8	270137340
1910 E Morningside	Dario Sanchez	1910 E Morningside	Fremont, NE 68025	Dario Sanchez	2825 Brentwood Fremont, NE	1987	25	04 Industrial	04 Industrial	Iowa RR Land Co TL 109, PT Lot 10 .94A	270103796

Physical Address	Physical Occupant	Mailing Address	City/State/Zip	Owner	Owners Address	Year Built		Use	Zoning	Legal Description	Parcel Number
1980 E Morningside	Gary L White	1980 Morningside Rd	Fremont, NE 68025	Gary L White	same	1998	14	01 Single Family	01 Single Family	Iowa RR Land Co W300' Lot 16 24 17 8	270121082
2070 E Morningside Rd	Harold/Cheryl Dewispelare	2070 E Morningside Rd	Fremont, NE 68025	Cheryl & Harold Dewispelare	same	1990	22	01 Single Family	01 Single Family	Iowa RR Land Co Lot 16 Exc W300' 1.85A 24 17 8	270103852
2130 E Morningside Rd	Jantzen Veskerna	2130 E Morningside Rd	Fremont, NE 68025	Jantzen Veskerna	same	1975	37	01 Single Family	05 Agricultural	Iowa RR Land Co PT Lot 17 1.43A 24 17 8	270103866
2160 E Morningside Rd	Magdalene Sixta	2160 E Morningside Rd	Fremont, NE 68025	Magdalene Sixta	same	1950	62	01 Single Family	05 Agricultural	Iowa RR Land Co Pt Lot 17 1.43A 24 18 8	270103859
2284 E Morningside Rd	Lilyan Scheinost	2284 E Morningside Rd	Fremont, NE 68025	Lilyan Scheinost	same	1923	89	01 Single Family	05 Agricultural	Iowa RR Land Co PT Lots 13 7.59A	270104335
2284 E Morningside Rd	Lilyan Scheinost (land)	2284 E Morningside Rd	Fremont, NE 68025	Lilyan Scheinost	same	land		01 Single Family	05 Agricultural	Iowa RR Land Co PT Lots 13 & 17 TL 130 24 17 8	270103838

Physical Address	Physical Occupant	Mailing Address	City/State /Zip	Owner	Owners Address			Use	Zoning	Legal Description	Parcel Number
West of S Luther and South of Railroad ROW	Land	400 E Military Fremont, NE 68025		City of Fremont	Same			11 Exempt	08 None	MVLC Sub Lot 12 7.1A 24 17 8	270044296
North of Morningside Rd and between S Luther and S Johnson Rd	Land							11 Exempt	08 None	MNBP Lot 1 Blk 1 6.86A	270139046
	Land							11 Exempt	08 None	MNBP Lot 2 Blk 1 6.64	270139047
	Land							11 Exempt	08 None	MNBP Lot 3 Blk 1 6.93	270139048
	Land							11 Exempt	08 None	MNBP Lot 4 Blk 1 6.93	270139049
	Land							11 Exempt	08 None	MNBP Lot 5 Blk 1 6.83 A	270139050
	Land							11 Exempt	08 None	MNBP Lot 6 Blk 1 7.53	270139051
	Land							11 Exempt	08 None	MNBP Lot 1 Blk 2 3.90A	270139052
East of S Johnson Rd & E 1st St	Land	1599 S Main #13	Fremont NE 68025	Erickson/ Eldean Family Partnership	Same			5 Agricultural	04 Industrial	PT TL 24 25.62A 19 17 9	270137818
East of S Johnson Rd & E 1st St	Land	801 Heathweed	Fremont NE 68025	Hammang/ Warren & Maria	Same			5 Agricultural	5 Agricultral	TL 43 & Pt TL 44 32.18 A 19 1 9	270237917
East of S Johnson Rd & E 1st St	Land	5001 Sevan Cove	Austin Tx 78731	Koyen Farms Inc	Same			5 Agricultural	5 Agricultral	TL 26 & Pt TL 22 38.07A 19 17 9	270126259

## Exhibit 3

### Photos



**Morningside-Residential Area**



Deteriorating siding and roof.



Inadequate driveway and sidewalks.



Older home with flat roof





Dilapidated building structure



Many small older structures



Miscellaneous debris



Miscellaneous debris



Miscellaneous debris and appliances





Miscellaneous debris and old equipment



Dilapidated structures and debris



Dilapidated fencing

### Streets and Infrastructure



No end of road barrier by rail road tracks



Miscellaneous debris





Streets in need of repair



Damage to utility box



Trash and tree debris in drainage way



Gravel roads and inadequate street infrastructure



Gravel road and debris



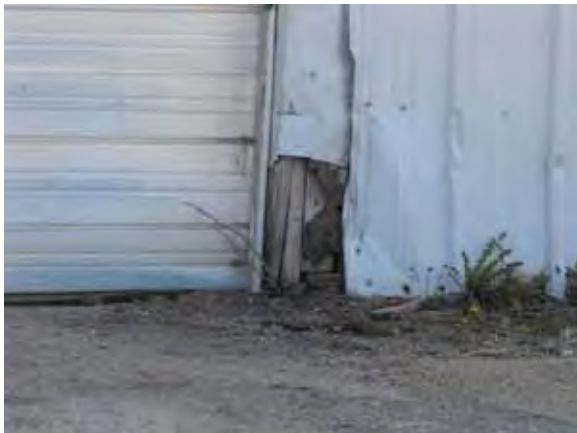
## Industrial and Commercial Areas



Damage to metal siding



Deteriorating shingles and steel siding



Damage to steel siding



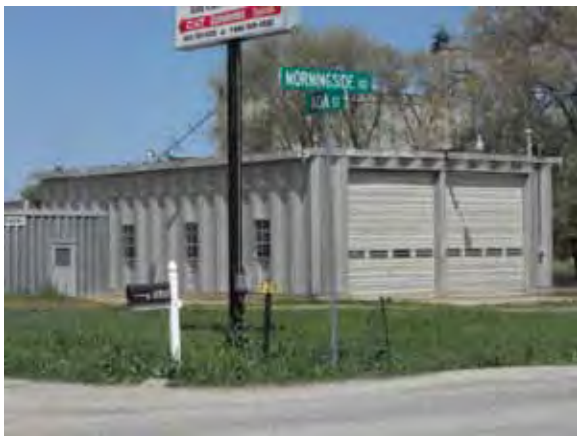




Gravel parking areas



Old trailers used for storage



Aging structures



Damaged steel siding



Damaged steel siding



Vacant buildings



Debris



Debris and abandoned vehicles



Old trailers used for storage



Outdoor storage of tires and barrels



Metal roofing which is rusting

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council designation of blighted and substandard conditions along Morningside Road.

---

**Recommendation:** Move to approve Resolution

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**Request:** Consider a declaration of blighted and substandard conditions for the area surrounding Morningside Road.

**Background:**

Options available to the Council include:

Approval as submitted

Approval as amended

Denial

Deferral of the study back to the planning commission for additional consideration

**Findings:** The blight and substandard study is within conformance with the comprehensive plan as well as state statutes.

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE BLIGHT AND SUBSTANDARD STUDY FOR THE MORNINGSIDE BUSINESS PARK PROJECT PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, the City has received a study to determine whether an area within the city should be declared blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, the City has attached a legal description of the area, which is included in the study;

WHEREAS, On May 19, 2014 the Planning Commission has reviewed and recommends the area be declared blighted and substandard pursuant to the provisions of Section 18-2109 of the Act;

WHEREAS, The City has determined that multiple factors exist that allow the area to be declared blighted and substandard under the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the City Council hereby makes the following findings with respect to the Morningside Business Park project Area Study with regard to a declaration of Blight and Substandard Conditions:

1. The City Council has reviewed the Study as to its conformity with the general plan for the development of the City as a whole; and

2. The City Council confirms that the area proposed in the Study meets the definition of blighted and substandard as set forth in the Act.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk



## Morningside Business Park Blight area:

From the Point of Beginning at the northwest corner of Iowa Rail Road Land Company Tax Lots 122 & 123; thence east along the south edge of the Union Pacific Rail Road right of way to the northwest corner of Missouri Valley Land Company Lot 11 Section 24 Township 17 Range 8; thence south to the southwest corner of Missouri Valley Land Company Lots 11, Section 24 Township 17 Range 8; thence east along a line parallel to Morningside Road to South Johnson Road; thence north on South Johnson Road to the northwest corner of Tax Lot 26 & part of Tax Lot 22, Section 19 Township 17 Range 9; thence northeast along south edge of the Union Pacific Railroad right of way to the northeast corner of Tax Lot 26 & Part of Tax Lot 22, Section 19 Township 17, Range 9; thence south along the west right of way of Nebraska Department of Roads Highway 275 right of way to the Morningside Road right of way; thence west along Morningside Road to the intersection of Old Highway 8 and Morningside Road; thence southeast to the southeast corner of Tax Lot 21 Section 25 Township 17 Range 8; thence west along a line parallel to Morningside Road to Jones Street; thence south along Jones Street to the southeast corner of Rail Road Subdivision Part Lots 1 & 2 Tax Lot 77 Section 25 Township 17 Range 8; thence northwest along the Highway 275 right of way; concluding at the northwest corner of Iowa Rail Road Land Company Tax Lots 122 & 123.

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council public hearing on the approval of a general redevelopment plan at the intersection of 23<sup>rd</sup> and Bell

---

**Recommendation:** 1) open the public hearing; 2) receive public testimony; 3) close the public hearing

---

**Request:** The City seeks approval of a general redevelopment plan for the area surrounding the intersection of 23<sup>rd</sup> and Bell Streets.

**Background:** The general redevelopment plan submitted to the planning commission is a follow on item to the blight and substandard study that was approved at the February 17, 2014 regular meeting and then brought before the Council. The redevelopment plan is designed to begin addressing the factors that contributed to the blighted and substandard conditions found in the study area.

The general redevelopment plan is required under state statutes in order to begin pursuing additional activities that address the issues found within the study area. It also allows the City to solicit and/or receive proposals for redevelopment from the private sector; and opens the door for other potential funding opportunities and redevelopment activities/projects.

The planning commission recommend approval of this item at their 21 April 2014 meeting on a vote of 7-0.

**Findings:** The proposed redevelopment plan is in conformance with the requirements of the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

**#10**

General Redevelopment Plan  
for the  
23<sup>rd</sup> & Bell Area  
April 2014



Prepared by:  
Fremont Planning Department

### **Purpose of the Redevelopment Plan**

The purpose of this redevelopment plan is to help guide the general redevelopment of the area contained within the 23<sup>rd</sup> & Bell Blight Study. According to the Community Development Law contained within state statutes, the general redevelopment plan is geared toward establishing remedies that alleviate the conditions causing blighted and substandard conditions and thus improving the overall economic well-being of the area and community as a whole.

### **Legal Description of the redevelopment area**

The legal description for the 23<sup>rd</sup> & Bell redevelopment area is the same as adopted in the 23<sup>rd</sup> & Bell Blight Study; which was more particularly described as:

The 23<sup>rd</sup> and Bell Street Blight area contains an estimated 183 acres located in northeast Fremont and shall be described as follows:

From the point of beginning at the west right of way of North Platte Ave and the southeast corner of Northside Block 17; thence continuing north along the west right of way of North Platte Avenue and continuing along the west property line of Lewis Addition Lots 1, 3, and 2 to the south property line of Rodamar Addition Replat 1 Lot 6; thence continuing west to the southwest corner of Rodamar Addition Replat 1 Lot 6; thence continuing north along the west property line of Rodamar Addition Replat 1 Lot 6 and Rodamar Addition Replat 1 Lot 2 to the northwest corner of Rodamar Addition Replat 1 Lot 2; thence continuing east along the north property line of Rodamar Addition Replat 1 Lot 2 to the west right of way of North Yager Road/CR-46; thence continuing north along the west right of way of North Yager Road/CR-46 until it intersects with the half section line of SE1/4 Section 11-Township 17-Range 8E; thence continuing along east along the half section line of the N1/2 SW1/4 Section 12-Township 17-Range 8E to the northeast corner of Fremont Technology Park Outlot B; thence continuing south along the east property line of Fremont Technology Park Outlot B to the southeast corner of Fremont Technology Park Outlot B; thence continuing west along the south property line of Fremont Technology Park to the NE corner of the NW ¼ of SW1/4 of SW1/4 Section 12-Township 17-Range 8E; thence continuing south along the east boundary line of the W1/2 of SW1/4 of SW1/4 Section 12-Township 17-Range 8E to the north right of way of East 23<sup>rd</sup> Street; thence continuing east approximately 88 feet to a point intersecting a line extending north from the east right of way of North Clarmar Avenue; thence continuing south across 23<sup>rd</sup> Street and the east right of way of North Clarmar Avenue to the southwest corner of Fair Acres 5th Replat Lot 4; thence continuing west across North Clarmar Avenue and the south boundary of Fair Acres 2nd Addition Block 5 to the east right of way of North Yager Road; thence continuing south along the east right of way of North Yager Road to a point of intersection with the south right of way of East 19<sup>th</sup> Street; thence continuing west along the south right of way of East 19<sup>th</sup> Street to the point of beginning at the west right of way of N Platte Ave and the southeast corner of Northside Block 17.

## **Background**

Community Development Law, found in Sections 18-2101 through 18-2144 of the Nebraska Revised Statutes, allows a community to undertake efforts to revitalize blighted and substandard areas. The City has undertaken the preparation of this redevelopment plan with the desire to improve the social and economic well-being of the community by either introducing projects that address the conditions that contribute to blight or entertaining efforts by the private sector to alleviate such conditions through specific projects.

This redevelopment plan notes general activities and/or projects within the 23<sup>rd</sup> and Bell study area. A redevelopment project can involve a broad range of activities including:

- Disposal of property, either real or personal
- Acquisition of blighted and substandard areas
- Sale or lease of land for a variety of purposes
- Acquisition of real property to be repaired or rehabilitated
- Demolition of existing buildings, structures, public facilities, and infrastructure as well as the construction of the same as deemed essential to the preparation of sites for uses in accordance with a redevelopment plan

However, it is important to note that state statutes mandate a detailed proposal outlining a redevelopment project or activity must be submitted to the City and its redevelopment authority for evaluation prior to approval as a qualified project. This also includes a cost benefit analysis for any potential project involving Tax Increment Financing (TIF).

With regard to the comprehensive plan, it is hereby incorporated by reference. Additionally, if any conditions found in the redevelopment plan are found to be in conflict with the comprehensive plan, the provisions of the comprehensive plan shall supersede this document. Furthermore, this redevelopment plan shall not constitute an amendment of the comprehensive plan.

## **Outline of the Redevelopment Plan**

The area included in redevelopment plan is highlighted in Figure 1, which is on the following page.





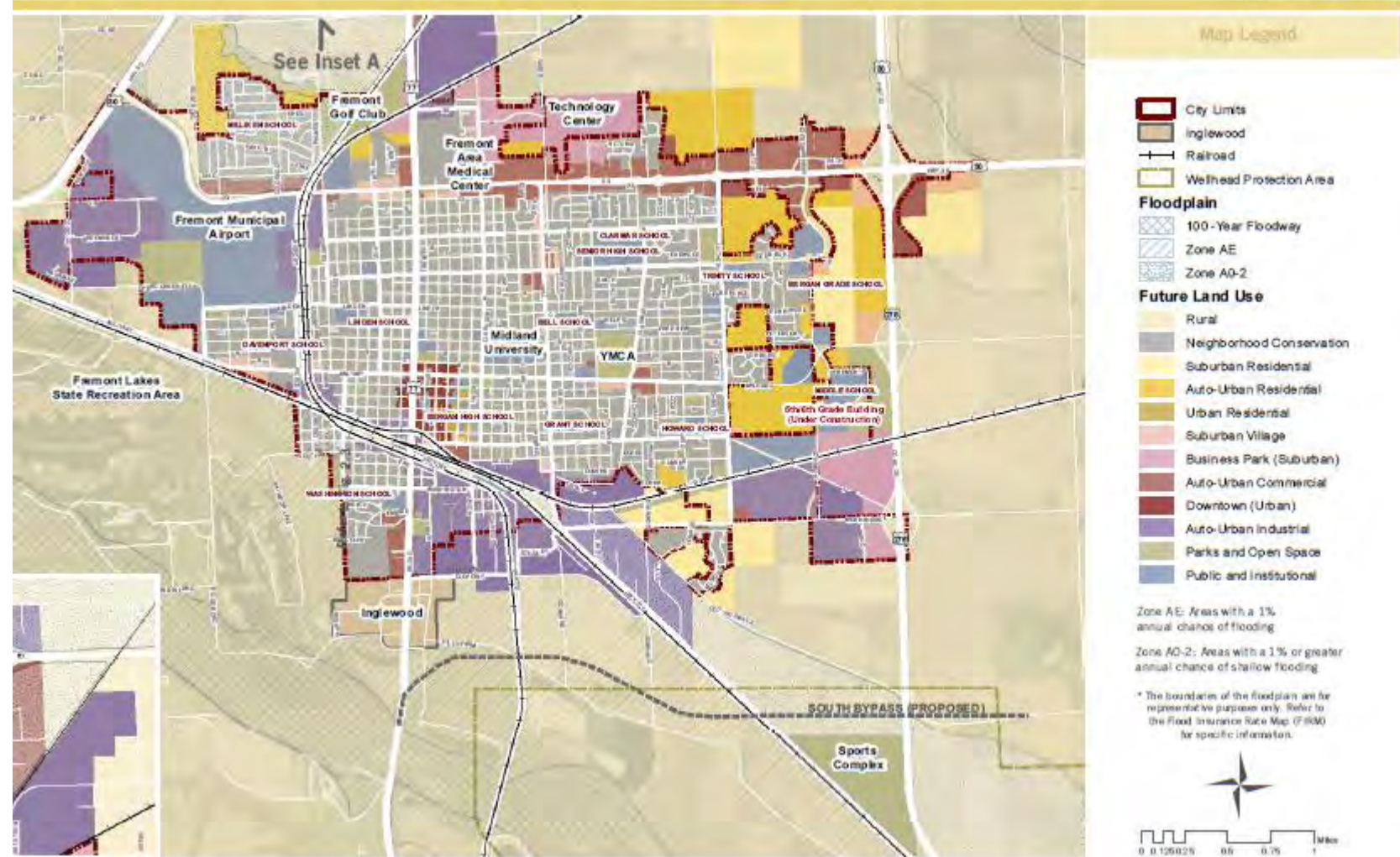
### **Potential redevelopment projects**

As specific redevelopment projects are considered for the area, multiple factors contributing the blighted and substandard conditions should be addressed. Possible activities that would improve these conditions include:

- Removal of deteriorating and/or dilapidated structures
- Renovation or rehabilitation of structures
- Improving unsafe or unsanitary conditions relating to drainage and related infrastructure
- Assembling and platting of land for redevelopment
- Developing or improving other infrastructure in the area, including sidewalks, trails, streets, and utilities
- Increased enforcement of municipal codes relating to nuisances
- Undertaking façade, structural, streetscaping, or landscape improvements in the area

### **Relationship to the Comprehensive Plan**

Redevelopment activities should be in conformance with the future land use map (attached herein) as well as the comprehensive plan as a whole. Concerning the comprehensive plan, this redevelopment plan supports the recommendations regarding the improvement of existing housing stock, redevelopment of deteriorating economic areas, and improvement of facilities that enhance the overall quality of life. Because this redevelopment plan is general in nature, specific redevelopment project must be weighed against and found to be in harmony with the comprehensive plan before being undertaken.



## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, AICP, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council public hearing on the approval of a general redevelopment plan at the intersection of 23<sup>rd</sup> and Bell

---

**Recommendation:** Move to approve Resolution

---

**Request:** The City seeks approval of a general redevelopment plan for the area surrounding the intersection of 23<sup>rd</sup> and Bell Streets.

**Background:**

Options available include:

Approval as submitted

Approval as amended

Denial

Deferral back to the Planning Commission for additional consideration

**Findings:** The proposed redevelopment plan is in conformance with the requirements of the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.



RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE GENERAL REDEVELOPMENT PLAN FOR THE AREA SURROUNDING THE INTERSECTION OF 23<sup>RD</sup> AND BELL STREETS PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, On May 27, 2014 the City determined the area be declared blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, the City has created a general redevelopment plan pursuant to the provisions of the Act;

WHEREAS, On April 21, 2014 the Planning Commission has reviewed and recommends that the proposed redevelopment plan be approved under the Act;

WHEREAS, On May 27, 2014 the Community Development Agency has reviewed the plan and recommends that the proposed redevelopment plan be approved under the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the City Council, hereby makes the following findings with respect to the 23<sup>RD</sup> and Bell Area Study with regard to the general redevelopment plan:

1. The City Council has reviewed the plan as to its conformity with the general plan for the development of the City as a whole; and

2. The City Council confirms that the area proposed in the redevelopment plan meets the provisions as set forth in the Act.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk



## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council public hearing on the approval of a general redevelopment plan at the Downtown area

---

**Recommendation:** 1) open the public hearing; 2) receive public testimony; 3) close the public hearing

---

**Request:** The City seeks approval of a general redevelopment plan for the downtown area.

**Background:** The general redevelopment plan submitted to the planning commission is a follow up item to the blight and substandard study. The redevelopment plan is designed to begin addressing the factors that contributed to the blighted and substandard conditions found in the study area.

The general redevelopment plan is required under state statutes in order to begin pursuing additional activities that address the issues found within the study area. It also allows the City to solicit and/or receive proposals for redevelopment from the private sector; and opens the door for other potential funding opportunities and redevelopment activities/projects.

The planning commission recommended approval of this item on 19 May 2014 by a vote of 6-0.

**Findings:** The proposed redevelopment plan is in conformance with the requirements of the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

General Redevelopment Plan  
for the  
Fremont Downtown Area  
May 2014



Prepared by:  
Fremont Planning Department

## **Purpose of the Redevelopment Plan**

The purpose of this redevelopment plan is to help guide the general redevelopment of the area contained within the Downtown Redevelopment Area. According to the Community Development Law contained within state statutes, the general redevelopment plan is geared toward establishing remedies that alleviate the conditions causing blighted and substandard conditions and thus improving the overall economic well-being of the area and community as a whole.

## **Legal Description of the Redevelopment Area**

The legal description for the downtown redevelopment area is the same as adopted in the resolution that declared it a blighted and substandard area; which was more particularly described as:

Block 203 located north of the former C & NW Railroad Right-of-Way, Block 204 and Lots 3, 4, 5 and 6 in Block 205, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 185, 184, 183 and Lots 5 and 6, Block 182, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 171, 172, 173, 174 and Lots 4, 5 and 6, Block 175, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 156, 155, 154, 153 and Lots 2 thru 6 inclusive, Block 152, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Lots 1 and 2, Block 140, the North 46.66 feet of the East 15.5 feet of Lot 7 and the North 46.66 feet of Lot 8, Block 140, Blocks 141, 142, 143, 144 and Lots 3, 4, 5 and the West 59 feet of Lot 6, Block 145, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Blocks 126, 125, 124, 123 and Lots 3, 4 and 5, Block 122, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

The South 44 feet of Lots 9 and 10, Block 111, Blocks 112, 113, 114 and Lots 5 and 6 and the South 10.5 feet of Lots 3 and 4, Block 115, together with adjoining vacated alleys, all in Original Town, Fremont, Dodge County, Nebraska.

Tax Lot 564, Block 212, Original Town, City of Fremont, Nebraska

Turner Square Subdivision Lot 1 and Lot 2, City of Fremont, Nebraska

## **Background**

Community Development Law, found in Sections 18-2101 through 18-2144 of the Nebraska Revised Statutes, allows a community to undertake efforts to revitalize blighted and substandard areas. The City has undertaken the preparation of this redevelopment plan with the desire to improve the social and economic well-being of the community by either introducing projects that address the conditions that contribute to blight or entertaining efforts by the private sector to alleviate such conditions through specific projects.

This redevelopment plan notes general activities and/or projects within the 23<sup>rd</sup> and Bell study area. A redevelopment project can involve a broad range of activities including:

- Disposal of property, either real or personal
- Acquisition of blighted and substandard areas
- Sale or lease of land for a variety of purposes
- Acquisition of real property to be repaired or rehabilitated
- Demolition of existing buildings, structures, public facilities, and infrastructure as well as the construction of the same as deemed essential to the preparation of sites for uses in accordance with a redevelopment plan

However, it is important to note that state statutes mandate a detailed proposal outlining a redevelopment project or activity must be submitted to the City and its redevelopment authority for evaluation prior to approval as a qualified project. This also includes a cost benefit analysis for any potential project involving Tax Increment Financing (TIF).

With regard to the comprehensive plan, it is hereby incorporated by reference. Additionally, if any conditions found in the redevelopment plan are found to be in conflict with the comprehensive plan, the provisions of the comprehensive plan shall supersede this document. Furthermore, this redevelopment plan shall not constitute an amendment of the comprehensive plan.

### **Outline of the Redevelopment Plan**

The area included in redevelopment plan is highlighted in Figure 1, which is on the following page.





### **Potential redevelopment projects**

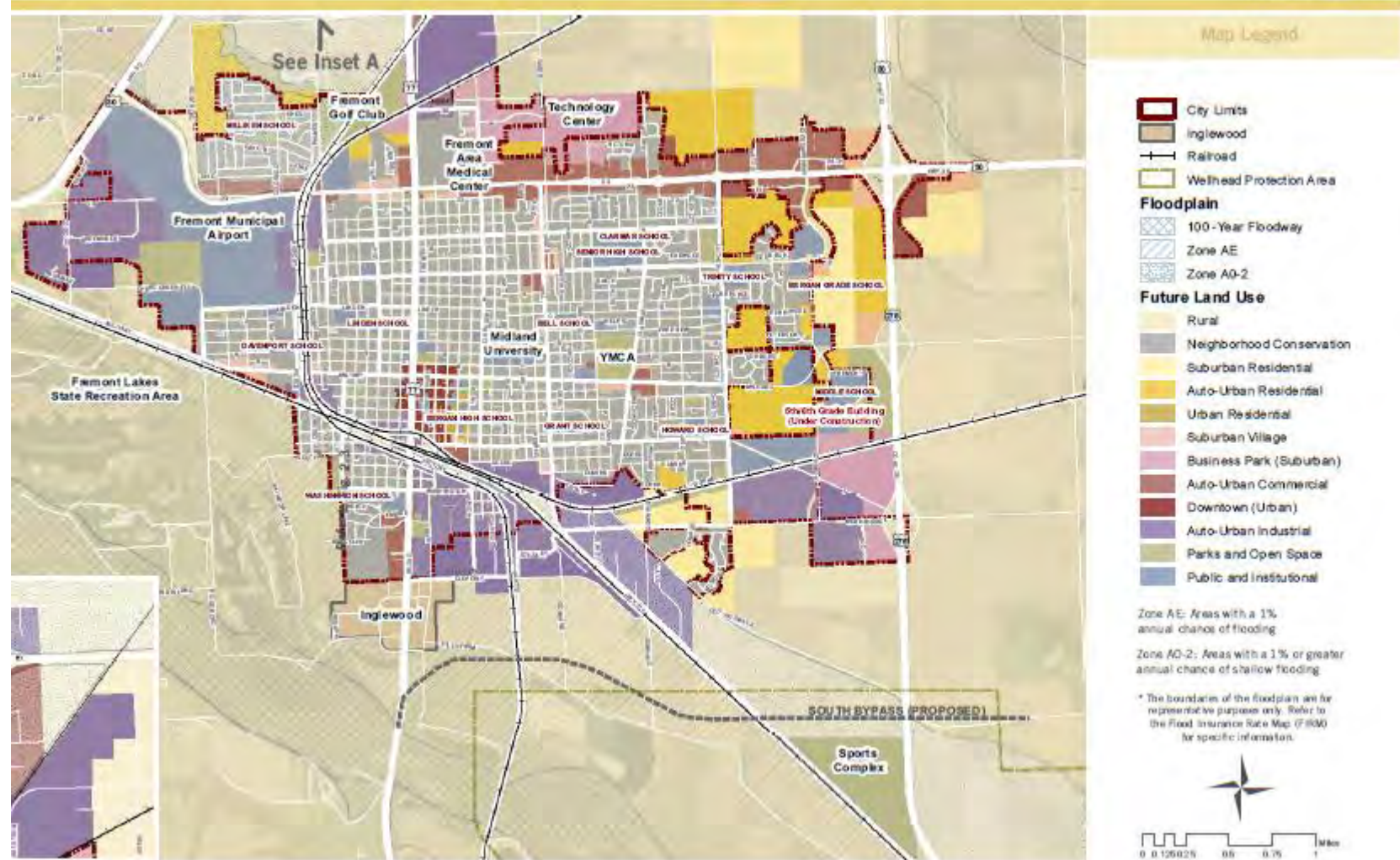
As specific redevelopment projects are considered for the area, multiple factors contributing the blighted and substandard conditions should be addressed. Possible activities that would improve these conditions include:

- Removal of deteriorating and/or dilapidated structures
- Renovation or rehabilitation of structures. Including upper story rehabilitation and/or ground floor rehabilitation.
- Improving unsafe or unsanitary conditions relating to drainage and related infrastructure
- Assembling and platting of land for redevelopment
- Developing or improving other infrastructure in the area, including sidewalks, trails, streets, and utilities
- Increased enforcement of municipal codes relating to nuisances
- Undertaking façade, structural, streetscaping, or landscape improvements in the area
- Other similar projects that contribute to the economic and social well-being of the community.

### **Relationship to the Comprehensive Plan**

Redevelopment activities should be in conformance with the future land use map (attached herein) as well as the comprehensive plan as a whole. Concerning the comprehensive plan, this redevelopment plan supports the recommendations regarding the improvement of existing housing stock, redevelopment of deteriorating economic areas, and improvement of facilities that enhance the overall quality of life. Because this redevelopment plan is general in nature, specific redevelopment project must be weighed against and found to be in harmony with the comprehensive plan before being undertaken.

With regard to land uses, the future land use map (attached herein) shows much of the redevelopment area as downtown.



## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Council approval of a general redevelopment plan at the Downtown area

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**Recommendation:** Move to approve Resolution

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**Request:** The City seeks approval of a general redevelopment plan for the downtown area.

**Background:**

Options available include:

Approval as submitted

Approval as amended

Denial

Deferral back to the Planning Commission for additional consideration

**Findings:** The proposed redevelopment plan is in conformance with the requirements of the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

**#13**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, MAKING RECOMMENDATIONS WITH RESPECT TO THE GENERAL REDEVELOPMENT PLAN FOR THE DOWNTOWN AREA PURSUANT TO THE NEBRASKA COMMUNITY DEVELOPMENT ACT.**

WHEREAS, the Mayor and City Council of the City of Fremont, Nebraska, (the "City") by its Ordinance created the Community Development Agency of the City of Fremont, Nebraska (the "Agency") pursuant to Sections 18-2101 through 18-2154, Reissue Revised Statutes of Nebraska, as amended (the "Act");

WHEREAS, the City has adopted and has in place a Comprehensive Plan, which includes a general plan for development of the City, within the meaning of Section 18-2110 of the Act;

WHEREAS, on May 27, 2014 the City determined the area be declared blighted and substandard under the Act for purposes of review and recommendation pursuant to Section 18-2109 of the Act;

WHEREAS, the City has created a general redevelopment plan pursuant to the provisions of the Act;

WHEREAS, on May 19, 2014 the Planning Commission reviewed and recommends the adoption of the proposed redevelopment plan under the Act;

WHEREAS, on May 27, 2014 the Community Development Agency reviewed and recommends the adoption of the proposed redevelopment plan under the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA, AS FOLLOWS:

RESOLVED, that the City Council, hereby makes the following findings with respect to the Downtown Area Study with regard to the general redevelopment plan:

1. The City Council has reviewed the plan as to its conformity with the general plan for the development of the City as a whole; and

2. The City Council confirms that the area proposed in the redevelopment plan meets the provisions as set forth in the Act.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk

CITY COUNCIL MEETING  
May 13, 2014 - draft  
7:00 P.M.

The Mayor called the meeting to order and stated a copy of the open meeting law is posted continually for public inspection located near the entrance door by the agendas. Roll call showed Council Members Eairleywine, Navarrette, Hoppe, Bixby, Anderson and Johnson present, Council Members Stange and Kuhns absent – 6 present, 2 absent.

Moved by Council Member Hoppe, seconded by Council Member Navarrette to approve the consent agenda. Roll call vote: 6 ayes. Motion carried.

- Dispense with reading of and approve April 29, 2014 minutes
- April 30 – May 13, 2014 claims
- Resolution No. 2014-080 approving consumption of alcohol on city property for Emily Stober, Christensen Field, August 29, 2015, wedding reception; Nathan Newhouse, Christensen Field, June 24, 2014, business dinner; Floricel Garcia, City Auditorium, June 13, 2015, birthday party
- Resolution No. 2014-081 approving Special Designated Permit application for Moonshine Hole, 325 North Main, July 11, 2014, beer garden; Moonshine Hole, 325 North Main, July 11 & 12, 2014, beer garden; Fergy's Total Package, 541 North Broad, May 31, 2014, reception; Fergy's Total Package, 541 North Broad, June 7, 2014, reception; St. Patrick's Catholic Church, 431 North Union, June 21, 2014, reception; Attitude on Food Inc., 1710 West 16th, June 24, 2014, reception; DeSauce Development, 1710 West 16th, June 7, 2014, reception; DeSauce Development, 925 North Broad, June 14, 2014, reception; DeSauce Development, 541 North Broad, July 13, 2014, reception
- Resolution No. 2014-082 approving LA Fireproof Door request for storage container in Ilgenfritz parking lot through June 30, 2014
- Police Department Annual Report
- Resolution No. 2014-083 approving Eastern Nebraska Office on Aging 2014-2015 contract for Fremont Friendship Center
- Resolution No. 2014-084 approving agreement with Image Trend Inc. for EMS and Fire reporting software
- Budget amendment for Community Development Block Grant project 13-CR-003



- Resolution No. 2014-085 approving Fremont Beef loan application and agreement for Economic Development Sales Tax Fund (LB840) funds of \$300,000 and Economic Enhancement Funds of \$300,000 for expansion project
- Tort claim of Larry Heimann, 825 West 11th Street
- Resolution No. 2014-086 approving Karen & Richard Reiger request to widen driveway at 963 East 18th
- Resolution No. 2014-087 to award bid in the amount of \$185,000 to SCG LLC for natural gas main lowering project
- Report of the Treasury
- Appoint John Hemschemeyer, Director of Human Resources, to the Fire and Police Pension Committee to fill an unexpired term ending March 2017
- Resolution 2014-088 approving Wells Fargo Firefighter Pension Fund agreement and related documents for regulatory requirements
- Appoint Mark Coulter and Juan Garcia to the Building Code Advisory and Appeals Board for a three year term ending May 2017

Moved by Council Member Johnson, seconded by Council Member Eairleywine to approve the withdrawal of the request of Omaha Public Power District (OPPD) for the consideration of agreement for site, design and construction of transmission line and substation facilities. Roll call vote: 6 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Stange to reconsider Ordinance No. 5299 pertaining to the Building Code. Roll call vote: 6 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Anderson to amend Ordinance No. 5299 by adding the following language: R302.5.1 – Garage Opening Protection – Delete last paragraph, “Equipped with a self-closing device.”; SECTION R401.3 – Surface Drainage – Add to the end “All surface drainage will drain from property to a public storm sewer. Storm water from the property cannot be trapped at any point on the site from flowing to the storm sewers”; SECTION R501.3 – Fire Protection of Floors – Delete entirely. Roll call vote: 6 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Hoppe to suspend the rules and place reconsidered and amended Ordinance 5299 on final reading. Roll call vote: 6 ayes. Motion carried.

The City Clerk gave the final reading, by title only, as reconsidered and amended, of Ordinance No. 5299 pertaining to Building Code. Roll call vote: 6 ayes. Ordinance No. 5299, as reconsidered and amended, passed.

Moved by Council Member Navarrette, seconded by Council Member Johnson to reconsider Ordinance No. 5301 pertaining to the Plumbing Code. Roll call vote: 6 ayes. Motion carried.

Moved by Council Member Eairleywine, seconded by Council Member Anderson to amend Ordinance No. 5301 by adding the following language: ONSITE WASTEWATER TREATMENT CONTRACTOR/INSTALLER shall mean a person engaged in the installing, repairing, replacing of any onsite wastewater treatment system. The licensing renewal period was also changed from fifteen months to six months. Roll call vote: 6 ayes. Motion carried.

Moved by Council Member Bixby, seconded by Council Member Anderson to suspend the rules and place reconsidered and amended Ordinance 5301 on final reading. Roll call vote: 6 ayes. Motion carried.

The City Clerk gave the final reading, by title only, as reconsidered and amended, of Ordinance No. 5301 pertaining to Plumbing Code. Roll call vote: 6 ayes. Ordinance No. 5301, as reconsidered and amended, passed.

Moved by Council Member Bixby, seconded by Council Member Navarrette to reconsider Ordinance No. 5303 pertaining to the Mechanical Code. Roll call vote: 6 ayes. Motion carried.

Moved by Council Member Eairleywine, seconded by Council Member Bixby to amend Ordinance No. 5303 by adding the following language: f) JOURNEYMAN STEAMFITTER/PIPEFITTER shall mean a person having the necessary qualifications, training, experience, and technical knowledge to install, manufacture, replace, repair or fit any high pressure or boiler piping equipment and is licensed as such by the City of Fremont, through acceptance of Omaha, Nebraska's license for a Journeyman Steamfitter/Pipefitter.

g) LICENSE FEES - License and Examination Fees:

Mechanical Master's or Master Steamfitter License Fee	\$75.00
Mechanical Master's Examination Fee	\$50.00
Mechanical Tradesman License Fee	\$15.00
Journeyman Steamfitter/Pipefitter	\$15.00
Mechanical Tradesman Examination Fee	\$30.00
Apprentice License Fee	\$ 5.00

**JOURNEYMAN STEAMFITTER/PIPEFITTER LICENSE**

Any person engaging in the business of installing, repairing, replacing or fitting of any hot water and steam boiler shall have a Journeyman Steamfitter/Pipefitter license or a Mechanical Tradesman. The City of Fremont reciprocates with the City of Omaha, Nebraska. Said license shall become null and void if the licensee loses his Journeyman Steamfitter/Pipefitter's license from Omaha. All Journeyman Steamfitter/Pipefitter shall pay to the City a license fee of Fifteen Dollars (\$15.00). The licensing period for Journeyman Steamfitter/Pipefitter is April 1<sup>st</sup> to March 31<sup>st</sup>. The license fee shall not be prorated. The full license fee for any license issued pursuant to the code, no matter when the license was issued, is not refundable.

The licensing renewal period was also changed from fifteen months to six months. Roll call vote: 6 ayes. Motion carried.

Moved by Council Member Anderson, seconded by Council Member Bixby to suspend the rules and place reconsidered and amended Ordinance 5303 on final reading. Roll call vote: 6 ayes. Motion carried.

The City Clerk gave the final reading, by title only, as reconsidered and amended, of Ordinance No. 5303 pertaining to Mechanical Code. Roll call vote: 6 ayes. Ordinance No. 5303, as reconsidered and amended, passed.

The Mayor announced the next meeting would be May 27, 2014.

Moved by Council Member Eairleywine, seconded by Council Member Navarrette to adjourn the meeting. Roll call vote: 6 ayes. Motion carried. Meeting adjourned at 7:12 p.m.

I, Kimberly Volk, the undersigned City Clerk, hereby certify that the foregoing is a true and correct copy of the proceedings had and done by the Mayor and Council; that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and available for public inspection at the office of the Clerk; that such agenda items were sufficiently descriptive to give the public reasonable notice of the matters to be considered at the meeting; that such subjects were contained in said agenda at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by the members of the public; that the said minutes were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meeting and the subjects to be discussed at said meeting and that a current copy of the Nebraska Open Meetings Act was available and accessible to members of the public, posted during such meeting in the room in which such meeting was held.

Kimberly Volk, MMC, City Clerk

## STAFF REPORT

**TO:** Honorable Mayor and City Council

**FROM:** Jody Sanders, Director of Finance

**DATE:** May 22, 2014

**SUBJECT:** Claims

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**Recommendation:** Move to approve May 14 through May 27, 2014 claims and authorize checks to be drawn on the proper accounts.

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**Background:** Council will review claims via email May 22, 2014.

**Fiscal Impact:** Claims total 1,015,332.15

**#15**

PREPARED 05/21/2014, 9:07:40  
 PROGRAM: GM339L  
 City of Fremont  
 General Fund

EXPENDITURE APPROVAL LIST  
 AS OF: 05/22/2014 CHECK DATE: 05/21/2014

PAGE 1

BANK: 00

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE		VOUCHER P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO		NO NO						AMOUNT
0006318	00	ACSI						
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	174.96	
						VENDOR TOTAL *	174.96	
9999999	00	BEESON, CATHERINE M						
05/08/14		BEESON000492	00	05/22/2014	001-0000-201.00-00	C BEESON RETURN PR CHECK	440.43	
						VENDOR TOTAL *	440.43	
0000584	00	CEI						
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	EFT:	17,670.88
						VENDOR TOTAL *	.00	17,670.88
0004234	00	DEPARTMENT OF UTILITIES C S						
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	EFT:	1,463.47
						VENDOR TOTAL *	.00	1,463.47
0005193	00	DEPARTMENT OF UTILITIES PAYROLL						
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	EFT:	49,391.28
						VENDOR TOTAL *	.00	49,391.28
0003226	00	FRATERNAL ORDER OF POLICE #37						
20140508		PR0508	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	900.00	
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	900.00	
						VENDOR TOTAL *	1,800.00	
0004629	00	INTERNAL REVENUE SERVICE **EFT**						
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	68,907.40	
						VENDOR TOTAL *	68,907.40	
0003074	00	JACKSON SERVICES INC						
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	194.84	
						VENDOR TOTAL *	194.84	
0003205	00	NEBR PUBLIC EMPLOYEES LOCAL 251						
20140508		PR0508	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	420.00	
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	420.00	
						VENDOR TOTAL *	840.00	
0001279	00	PETTY CASH						
050714		POOL ADM000482	00	05/22/2014	001-0000-101.10-00	\$800 SPLSTN & \$200 RONIN	1,000.00	
						VENDOR TOTAL *	1,000.00	
0005513	00	UNITED STATES TREASURY - PR						
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	50.00	
						VENDOR TOTAL *	50.00	
0001354	00	UNITED WAY - FREMONT AREA						
20140508		PR0508	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	23.47	
20140522		PR0522	00	05/22/2014	001-0000-201.00-00	PAYROLL SUMMARY	23.47	



PREPARED 05/21/2014, 9:07:40  
PROGRAM: GM339L  
City of Fremont  
General Fund

EXPENDITURE APPROVAL LIST  
AS OF: 05/22/2014 CHECK DATE: 05/21/2014

PAGE 2

BANK: 00

VEND NO	SEQ#	VENDOR NAME							EFT, EPAY OR	
INVOICE		VOUCHER	P.O.	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	HAND-ISSUED	
NO		NO	NO		DATE	NO	DESCRIPTION	AMOUNT	AMOUNT	
0001354	00	UNITED WAY - FREMONT AREA								
VENDOR TOTAL *								46.94		
00 General Fund								BANK TOTAL *	73,454.57	68,525.63

BANK: 01

VEND NO	SEQ#	VENDOR NAME							EFT, EPAY OR
INVOICE		VOUCHER	P.O.	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	HAND-ISSUED
NO		NO	NO		DATE	NO	DESCRIPTION	AMOUNT	AMOUNT
0005708	00	REGIONAL CARE INC							
05/12/14	MANUAL000491			01	05/12/2014	060-0660-441.70-01	05/12/14 AUTO CLAIMS	CHECK #: 100503	1,253.16
05/14/14	MANUAL000499			01	05/14/2014	060-0660-441.70-01	05/14/14 MANUAL CLAIMS	CHECK #: 100505	100,088.60
05/14/14	MANUAL000500			01	05/14/2014	060-0660-391.00-00	05/14/14 COBRA	CHECK #: 100505	4,564.00-
05/19/14	MANUAL000525			01	05/19/2014	060-0660-441.70-01	05/19/14 AUTO CLAIMS	CHECK #: 100507	3,108.43
							VENDOR TOTAL *	.00	99,886.19
0003405	00	WORKERS' COMPENSATION FUND							
05/08/14	MANUAL000489			01	05/08/2014	061-0662-441.70-01	05/08/14 WC	CHECK #: 100502	17,707.34
05/08/14	MANUAL000490			01	05/08/2014	061-0662-441.70-06	05/08/14 WC	CHECK #: 100502	1,944.99
05/13/14	MANUAL000495			01	05/13/2014	061-0662-441.70-01	05/13/14 WC	CHECK #: 100504	91.22
05/13/14	MANUAL000496			01	05/13/2014	061-0662-441.70-04	05/13/14 WC	CHECK #: 100504	866.67
05/13/14	MANUAL000497			01	05/13/2014	061-0662-441.70-06	05/13/14 WC	CHECK #: 100504	405.74
05/13/14	MANUAL000498			01	05/13/2014	061-0662-441.70-07	05/13/14 WC	CHECK #: 100504	2,002.94
05/15/14	MANUAL000518			01	05/15/2014	061-0662-441.70-04	05/15/14 WC	CHECK #: 100506	794.50
05/20/14	MANUAL000526			01	05/20/2014	061-0662-441.70-06	05/20/14 WC	CHECK #: 100508	1,095.95
05/20/14	MANUAL000527			01	05/20/2014	061-0662-441.70-07	05/20/14 WC	CHECK #: 100508	102.00
							VENDOR TOTAL *	.00	25,011.35
				01	Employee Benefits		BANK TOTAL *	.00	124,897.54
							HAND ISSUED TOTAL ***		124,897.54
							EFT/EPAY TOTAL ***		68,525.63
							TOTAL EXPENDITURES ****	73,454.57	193,423.17
						GRAND TOTAL *****			266,877.74

Prepared 5/20/14, 11:04:59  
Pay Date 5/22/14  
Primary FIRST NATIONAL BANK

CITY of FREMONT  
Direct Deposit Register

Page 30  
Program PR530L

Account Number	Employee Name	Social Security	Deposit Amount
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Final Total	206,235.86	Count	214
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CITY OF FREMONT  
ELECTRONIC WITHDRAWAL LIST

FOR CITY COUNCIL MEETING: 05/27/14

AJ GROUP NO	VENDOR NAME	WITHDRAWAL DATE	ACCOUNT NO	ITEM DESCRIPTION	WITHDRAWAL AMOUNT
2577	NEBRASKA.GOV	05/14/14	001-1015-415.20-43	DRIVERS LICENSE CHECK	6.00
TOTAL EXPENDITURES					6.00

PROGRAM: GM339L

AS OF: 05/28/2014 CHECK DATE: 05/28/2014

City of Fremont

General Fund

BANK: 00

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0006374	00	ACCO UNLIMITED CORP						
0141831-IN		PI5082 029818	00	05/28/2014	001-2028-451.30-32	GENERAL	896.31	
0141831-IN		PI5079 029817	00	05/28/2014	001-2030-451.30-32	GENERAL	239.65	
0141992-IN		PI5080 029817	00	05/28/2014	001-2030-451.30-32	GENERAL	94.80	
0141830-IN		PI5081 029817	00	05/28/2014	001-2030-451.30-32	GENERAL	3,601.32	
VENDOR TOTAL *							4,832.08	
0000959	00	ACE HARDWARE						
79247/3		PI4870 028760	00	05/28/2014	001-1013-432.30-79	BLANKET PURCHASE ORDER	12.27	
79376/3		PI4963 028760	00	05/28/2014	001-1206-422.30-58	BLANKET PURCHASE ORDER	7.49	
77994/3		PI4962 028760	00	05/28/2014	001-2026-451.30-49	BLANKET PURCHASE ORDER	51.98	
79261/3		PI4872 028760	00	05/28/2014	001-2027-452.30-44	BLANKET PURCHASE ORDER	135.92	
79261/3		PI4873 028760	00	05/28/2014	001-2027-452.30-56	BLANKET PURCHASE ORDER	79.48	
79416/3		PI5115 028760	00	05/28/2014	001-2030-451.30-49	BLANKET PURCHASE ORDER	25.98	
79237/3		PI4869 028760	00	05/28/2014	012-2025-431.30-76	BLANKET PURCHASE ORDER	7.96	
79247/3		PI4871 028760	00	05/28/2014	012-2025-431.30-32	BLANKET PURCHASE ORDER	6.99	
VENDOR TOTAL *							328.07	
0002923	00	ACKER EXCAVATING, DOYLE						
1858		PI5162 029479	00	05/28/2014	001-2028-451.20-60	GENERAL	745.00	
1858		PI5163 029479	00	05/28/2014	001-2028-451.30-49	GENERAL	1,063.87	
VENDOR TOTAL *							1,808.87	
0000960	00	ADAMS OIL INC						
06943		PI5187 029979	00	05/28/2014	001-1206-422.30-44	FIELD PURCHASE ORDER	1,175.13	
06942		PI5191 029980	00	05/28/2014	001-1209-421.30-44	FIELD PURCHASE ORDER	464.75	
06945		PI5189 029979	00	05/28/2014	001-2027-452.30-44	FIELD PURCHASE ORDER	1,009.65	
06944		PI5188 029979	00	05/28/2014	001-2042-440.30-44	FIELD PURCHASE ORDER	496.35	
06946		PI5190 029979	00	05/28/2014	012-2025-431.30-44	FIELD PURCHASE ORDER	1,125.06	
VENDOR TOTAL *							4,270.94	
0006353	00	ADVANCE SERVICES INC						
293113		PI5035 029633	00	05/28/2014	001-1305-430.20-99	BLANKET PURCHASE ORDER	522.00	
293931		PI5036 029633	00	05/28/2014	001-1305-430.20-99	BLANKET PURCHASE ORDER	464.00	
VENDOR TOTAL *							986.00	
0002952	00	ALAMAR UNIFORMS						
444038		PI5076 029752	00	05/28/2014	001-1209-421.30-52	GENERAL	1,528.47	
444649		PI5167 029783	00	05/28/2014	001-1209-421.30-52	GENERAL	535.23	
444649-01		PI5168 029783	00	05/28/2014	001-1209-421.30-52	GENERAL	12.99	
444664		PI5169 029783	00	05/28/2014	001-1209-421.30-52	GENERAL	520.24	
444664-01		PI5170 029783	00	05/28/2014	001-1209-421.30-52	GENERAL	12.99	
VENDOR TOTAL *							2,609.92	
0006062	00	ALLEY POYNER MACCHIETO						
13112-3		PI5056 029969	00	05/28/2014	024-0772-490.20-99	FIELD PURCHASE ORDER	466.15	
VENDOR TOTAL *							466.15	
0005290	00	AMAZON						



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VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0005290	00	AMAZON						
033295582757	PI5137	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	23.46	
033297870857	PI5138	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	15.93	
058635407860	PI5139	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	48.44	
088463281216	PI5140	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	15.35	
088467280377	PI5141	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	24.67	
125349396857	PI5142	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	14.23	
152273631981	PI5143	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	43.08	
161843062556	PI5144	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	15.30	
300487024790	PI5145	028830	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	36.63	
						VENDOR TOTAL *	237.09	
0005464	00	AMERICAN LIBRARY ASSN - CHICAGO						
169191	PI5181	029935	00	05/28/2014	001-2031-455.20-13	GENERAL	35.00	
						VENDOR TOTAL *	35.00	
0006298	00	AMERICAN UNDERGROUND SUPPLY LLC						
8790	PI5201	029763	00	05/28/2014	001-2027-452.40-13	GENERAL	14.00	
						VENDOR TOTAL *	14.00	
0000982	00	ARMS & AMMO SPORTING GOODS						
51678	PI5173	029844	00	05/28/2014	001-1209-421.30-68	GENERAL	94.00	
						VENDOR TOTAL *	94.00	
0000983	00	ARPS RED-E-MIX INC						
5979	PI4874	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	336.00	
5980	PI4875	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	82.00	
6018	PI4876	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	573.50	
6024	PI4877	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	236.00	
6037	PI4964	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	412.00	
5957	PI5057	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	594.50	
5967	PI5058	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	137.00	
5871	PI5116	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	247.00	
5940	PI5117	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	322.00	
6069	PI5118	028762	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	137.00	
						VENDOR TOTAL *	3,077.00	
0003993	00	AUDIO VIDEO SPECIALIST						
10199	PI5093	029920	00	05/28/2014	001-2026-451.20-60	GENERAL	99.00	
10199	PI5094	029920	00	05/28/2014	001-2026-451.30-49	GENERAL	198.00	
						VENDOR TOTAL *	297.00	
0002763	00	BAKER & TAYLOR BOOKS						
2029295060	PI4993	028831	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	36.07	
2029310273	PI4994	028831	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	169.18	
5013105696	PI5062	028831	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	132.86	
						VENDOR TOTAL *	338.11	
0004311	00	BAUER BUILT INC						

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0004311	00	BAUER BUILT INC						
880030161		PI4965 028764	00	05/28/2014	012-2025-431.20-60	BLANKET PURCHASE ORDER	8.50	
880030161		PI4966 028764	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	4.50	
						VENDOR TOTAL *	13.00	
9999999	00	BELAK, LAURIE						
86646 BELAK		000507	00	05/28/2014	001-0000-202.04-00	LAURIE BELAK/CF MTG ROOM	50.00	
						VENDOR TOTAL *	50.00	
0006307	00	BGNE INC						
PI0018237		PI5054 029961	00	05/28/2014	001-1209-421.30-63	FIELD PURCHASE ORDER	99.91	
PI0018237		PI5055 029961	00	05/28/2014	012-2025-431.30-63	FIELD PURCHASE ORDER	33.29	
						VENDOR TOTAL *	133.20	
0005162	00	BLT PLUMBING HEATING & A/C INC						
8764		PI5029 029155	00	05/28/2014	001-2030-451.20-60	BLANKET PURCHASE ORDER	250.00	
8764		PI5030 029155	00	05/28/2014	001-2030-451.30-49	BLANKET PURCHASE ORDER	89.92	
						VENDOR TOTAL *	339.92	
0002719	00	BLUETARP FINANCIAL/NORTHERN TOOL						
29386723		PI5159 029082	00	05/28/2014	001-2027-452.30-56	BLANKET PURCHASE ORDER	59.50-	
30528994		PI5176 029863	00	05/28/2014	001-2027-452.20-99	GENERAL	12.49	
30528994		PI5177 029863	00	05/28/2014	001-2027-452.30-56	GENERAL	179.98	
						VENDOR TOTAL *	132.97	
0004035	00	BOMGAARS SUPPLY INC						
1651602		PI4881 028766	00	05/28/2014	001-2027-452.30-56	BLANKET PURCHASE ORDER	38.31	
1651950		PI4882 028766	00	05/28/2014	001-2027-452.30-49	BLANKET PURCHASE ORDER	29.97	
1648471		PI4878 028766	00	05/28/2014	012-2025-431.30-32	BLANKET PURCHASE ORDER	21.98	
1653775		PI4967 028766	00	05/28/2014	012-2025-431.30-33	BLANKET PURCHASE ORDER	9.64	
1650277		PI4879 028766	00	05/28/2014	029-2034-466.30-79	BLANKET PURCHASE ORDER	225.00	
1651046		PI4880 028766	00	05/28/2014	029-2034-466.30-79	BLANKET PURCHASE ORDER	150.00	
						VENDOR TOTAL *	474.90	
0003427	00	BRODART CO						
B3452984		PI4995 028835	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	287.41	
B3456707		PI4996 028835	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	183.53	
B3458701		PI4997 028835	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	91.13	
B3461194		PI4998 028835	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	174.68	
						VENDOR TOTAL *	736.75	
9999999	00	CARLSON, BOBBIE						
86669 CARLSON		000501	00	05/28/2014	001-0000-202.04-00	BOBBIE CARLSON/COMM ROOM	50.00	
						VENDOR TOTAL *	50.00	
0004208	00	CDW GOVERNMENT INC						
LR89554		PI5107 029951	00	05/28/2014	001-1209-421.30-31	BLANKET PURCHASE ORDER	397.71	
LN50292		PI5087 029907	00	05/28/2014	034-0790-421.30-31	GENERAL	127.71	
						VENDOR TOTAL *	525.42	

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0005030 1170994	00	CENTER POINT LARGE PRINT PI4999 028838	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	426.60	
						VENDOR TOTAL *	426.60	
0002675 4027538697	00	CENTURYLINK (QWEST) 0514PI5005 028870	00	05/28/2014	001-1011-419.20-12	BLANKET PURCHASE ORDER	81.94	
4027211613		0514PI5193 028870	00	05/28/2014	001-1011-419.20-12	BLANKET PURCHASE ORDER	212.88	
4027272664		0514PI5197 028870	00	05/28/2014	001-1011-419.20-12	BLANKET PURCHASE ORDER	109.83	
4027272720		0514PI5198 028870	00	05/28/2014	001-1013-432.20-12	BLANKET PURCHASE ORDER	16.34	
402D250330		0514PI5002 028870	00	05/28/2014	001-1015-415.20-12	BLANKET PURCHASE ORDER	80.76	
4027272630		0514PI5194 028870	00	05/28/2014	001-1015-415.20-12	BLANKET PURCHASE ORDER	1,433.50	
4027279926		0514PI5200 028870	00	05/28/2014	001-1015-415.20-12	BLANKET PURCHASE ORDER	43.79	
402D254115		0514PI5003 028870	00	05/28/2014	001-1206-422.20-12	BLANKET PURCHASE ORDER	85.56	
4027272630		0514PI5195 028870	00	05/28/2014	012-2025-431.20-12	BLANKET PURCHASE ORDER	22.40	
4027272630		0514PI5196 028870	00	05/28/2014	025-2074-433.20-12	BLANKET PURCHASE ORDER	22.40	
4027279135		0514PI5199 028870	00	05/28/2014	029-2034-466.20-12	BLANKET PURCHASE ORDER	89.90	
4027530443		0514PI5004 028870	00	05/28/2014	034-0790-421.20-12	BLANKET PURCHASE ORDER	67.50	
						VENDOR TOTAL *	2,266.80	
0006208 52797688	00	CHANNING BETE COMPANY INC PI5098 029939	00	05/28/2014	001-2029-451.20-99	GENERAL	26.40	
52797688		PI5099 029939	00	05/28/2014	001-2029-451.30-79	GENERAL	293.30	
						VENDOR TOTAL *	319.70	
9999999 86645 CLARK	00	CLARK, DEANNA 000502	00	05/28/2014	001-0000-202.04-00	DEANNA CLARK/COMM ROOM	50.00	
						VENDOR TOTAL *	50.00	
0005201 2005321320	00	COCA-COLA REFRESHMENTS USA INC PI5001 028849	00	05/28/2014	001-2030-451.30-41	BLANKET PURCHASE ORDER	2,456.07	
						VENDOR TOTAL *	2,456.07	
0005994 205391	00	CONSOLIDATED MANAGEMENT CO PI4959 029747	00	05/28/2014	001-1209-421.20-13	GENERAL	9.50	
205359		PI4960 029773	00	05/28/2014	001-1209-421.20-13	GENERAL	213.50	
205404		PI5166 029773	00	05/28/2014	001-1209-421.20-13	GENERAL	213.50	
						VENDOR TOTAL *	436.50	
0003250 205694	00	CONTINENTAL FIRE SPRINKLER CO PI5075 029538	00	05/28/2014	001-1206-422.20-65	GENERAL	187.00	
						VENDOR TOTAL *	187.00	
0001643 876270	00	CULLIGAN OF OMAHA PI4922 028811	00	05/28/2014	001-1209-421.20-99	BLANKET PURCHASE ORDER	35.50	
876676		PI4923 028811	00	05/28/2014	001-1209-421.20-99	BLANKET PURCHASE ORDER	18.00	
						VENDOR TOTAL *	53.50	
0005074 WT41029	00	D&D COMMUNICATIONS PI5106 029948	00	05/28/2014	001-1209-421.20-60	GENERAL	760.00	

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0005074	00	D&D COMMUNICATIONS						
						VENDOR TOTAL *	760.00	
0004624 58677	00	DANKO EMERGENCY EQUIPMENT CO PI4958 029702 00 05/28/2014	00	05/28/2014	001-1206-422.20-65	GENERAL	1,100.00	
						VENDOR TOTAL *	1,100.00	
0005209 85341	00	DAYMARK SOLUTIONS INC PI5185 029975 00 05/28/2014	00	05/28/2014	001-2030-451.20-65	GENERAL	585.00	
						VENDOR TOTAL *	585.00	
0001063 522129528	00	DIAMOND VOGEL PAINT CENTER PI4957 029634 00 05/28/2014	00	05/28/2014	012-2025-431.30-76	FIELD PURCHASE ORDER	14,390.80	
						VENDOR TOTAL *	14,390.80	
0002897 110557P 323129 323129 110614P 110624P 110633P 110648P	00	DIERS INC PI4883 028772 00 05/28/2014 PI4884 028772 00 05/28/2014 PI4885 028772 00 05/28/2014 PI4968 028772 00 05/28/2014 PI4969 028772 00 05/28/2014 PI5119 028772 00 05/28/2014 PI5120 028772 00 05/28/2014	00	05/28/2014	001-1209-421.30-63 001-1209-421.20-60 001-1209-421.30-63 001-1209-421.30-63 001-1209-421.30-63 001-1209-421.30-63 001-1209-421.30-63	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	29.32 49.95 5.00 85.50 185.45 164.00 73.00	
						VENDOR TOTAL *	592.22	
0001313 182391	00	DILLON CHEVROLET FREMONT INC, SID PI5121 028773 00 05/28/2014	00	05/28/2014	001-1004-424.30-63	BLANKET PURCHASE ORDER	93.32	
						VENDOR TOTAL *	93.32	
9999999 86648 DION	00	DION, RANEE 000509	00	05/28/2014	001-0000-202.04-00	RANEE DION/COMM ROOM DEP	50.00	
						VENDOR TOTAL *	50.00	
9999999 051214 DIRKSCHN000494	00	DIRKSCHNEIDER, JERRY 000494	00	05/28/2014	001-1013-344.00-00	J DIRKSCHNEIDER/SCALE FEE	9.00	
						VENDOR TOTAL *	9.00	
0003183 D19249540101	00	DISCOUNT SCHOOL SUPPLY PI5105 029943 00 05/28/2014	00	05/28/2014	001-2029-451.30-79	GENERAL	336.65	
						VENDOR TOTAL *	336.65	
0003359 MAY 2014	00	DODGE COUNTY HUMANE SOCIETY PI4956 029279 00 05/28/2014	00	05/28/2014	001-1410-421.20-99	BLANKET PURCHASE ORDER	4,514.82	
						VENDOR TOTAL *	4,514.82	
0001070 201401840 201401841 201401842	00	DODGE COUNTY REGISTER OF DEEDS PI5006 028871 00 05/28/2014 PI5007 028871 00 05/28/2014 PI5008 028871 00 05/28/2014	00	05/28/2014	001-1003-415.20-33 001-1003-415.20-33 001-1003-415.20-33	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	10.00 10.00 10.00	

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0001070	00	DODGE COUNTY REGISTER OF DEEDS						
201401843		PI5009 028871	00	05/28/2014	001-1003-415.20-33	BLANKET PURCHASE ORDER	10.00	
201401844		PI5010 028871	00	05/28/2014	001-1003-415.20-33	BLANKET PURCHASE ORDER	10.00	
						VENDOR TOTAL *	50.00	
0003802	00	DODGE COUNTY SHERIFF'S OFFICE						
0514		PI5208 029164	00	05/28/2014	034-0790-421.20-32	GENERAL	2,400.21	
0514		PI5209 029164	00	05/28/2014	034-0790-421.20-32	BLANKET PURCHASE ORDER	712.40	
						VENDOR TOTAL *	3,112.61	
9999999	00	DONNER, CARISSA						
051614 DONNER		000524	00	05/28/2014	001-2031-334.00-00	CARISSA DONNER/ONCE THERE	5.00	
						VENDOR TOTAL *	5.00	
0006357	00	DREWS, DOUGLAS						
051114		PI5164 029679	00	05/28/2014	001-2027-452.20-99	GENERAL	465.00	
051814		PI5165 029679	00	05/28/2014	001-2027-452.20-99	GENERAL	473.00	
						VENDOR TOTAL *	938.00	
0005906	00	DYMAXION RESEARCH LTD						
M4060015		PI5182 029947	00	05/28/2014	001-2031-419.20-65	GENERAL	396.00	
						VENDOR TOTAL *	396.00	
0003087	00	EAKES OFFICE PLUS INC						
6399842-0		PI5049 029929	00	05/28/2014	001-1209-421.30-63	FIELD PURCHASE ORDER	72.34	
S 91129		PI5067 028909	00	05/28/2014	001-1209-421.20-99	BLANKET PURCHASE ORDER	54.89	
6396875-0		PI5042 029855	00	05/28/2014	001-2027-452.30-31	GENERAL	18.78	
6396875-1		PI5043 029855	00	05/28/2014	001-2027-452.30-31	GENERAL	30.67	
6397516-0		PI5044 029855	00	05/28/2014	001-2027-452.30-31	GENERAL	140.30	
						VENDOR TOTAL *	316.98	
0004306	00	ECOLAB						
5044816		PI5108 029957	00	05/28/2014	001-1206-422.30-79	GENERAL	267.40	
						VENDOR TOTAL *	267.40	
0005749	00	FARNER-BOCKEN COMPANY						
3043240		PI5146 028850	00	05/28/2014	001-2030-451.30-41	BLANKET PURCHASE ORDER	3,246.97	
						VENDOR TOTAL *	3,246.97	
0002050	00	FASTENAL COMPANY						
NEFRE110117		PI5039 029791	00	05/28/2014	001-2027-452.30-79	GENERAL	300.96	
NEFRE109773		PI4886 028775	00	05/28/2014	012-2025-431.30-76	BLANKET PURCHASE ORDER	57.10	
NEFRE109897		PI4887 028775	00	05/28/2014	012-2025-431.30-76	BLANKET PURCHASE ORDER	203.33	
NEFRE109913		PI4888 028775	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	75.29	
NEFRE109925		PI4889 028775	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	9.03	
						VENDOR TOTAL *	645.71	
0003909	00	FIRST NATIONAL BANK OMAHA						
4189 050814		PI4991 028813	00	05/28/2014	034-0790-421.30-44	BLANKET PURCHASE ORDER	58.86	

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0003909	00	FIRST NATIONAL BANK OMAHA						
4189 051514		PI5206 028813	00	05/28/2014	034-0790-421.30-31	BLANKET PURCHASE ORDER	35.00	
4189 051514		PI5207 028813	00	05/28/2014	034-0790-421.30-44	BLANKET PURCHASE ORDER	17.22	
VENDOR TOTAL *							111.08	
0001107	00	FREMONT AREA MEDICAL CENTER						
233517 043014		PI4932 028872	00	05/28/2014	001-1206-422.30-33	BLANKET PURCHASE ORDER	445.61	
265551 041514		PI5011 028872	00	05/28/2014	001-1206-422.20-35	BLANKET PURCHASE ORDER	60.00	
265551 041514		PI5012 028872	00	05/28/2014	001-1209-421.20-35	BLANKET PURCHASE ORDER	30.00	
265551 041514		PI5013 028872	00	05/28/2014	001-2027-452.20-35	BLANKET PURCHASE ORDER	60.00	
265551 042214		PI5015 028872	00	05/28/2014	001-2027-452.20-35	BLANKET PURCHASE ORDER	45.00	
265551 042214		PI5016 028872	00	05/28/2014	001-2031-455.20-35	BLANKET PURCHASE ORDER	45.00	
265551 042214		PI5017 028872	00	05/28/2014	001-2042-440.20-35	BLANKET PURCHASE ORDER	135.00	
265551 041514		PI5014 028872	00	05/28/2014	012-2025-431.20-35	BLANKET PURCHASE ORDER	90.00	
265551 042214		PI5018 028872	00	05/28/2014	012-2025-431.20-35	BLANKET PURCHASE ORDER	45.00	
VENDOR TOTAL *							955.61	
0001124	00	FREMONT PRINTING CO						
13827		PI5045 029897	00	05/28/2014	001-1209-421.30-35	GENERAL	140.55	
VENDOR TOTAL *							140.55	
0001131	00	FREMONT TRIBUNE						
74111		PI4933 028873	00	05/28/2014	001-1003-415.20-33	BLANKET PURCHASE ORDER	29.66	
74112		PI4934 028873	00	05/28/2014	001-1003-415.20-33	BLANKET PURCHASE ORDER	27.89	
74121		PI4935 028873	00	05/28/2014	001-2024-416.20-33	BLANKET PURCHASE ORDER	10.47	
74122		PI4936 028873	00	05/28/2014	001-2024-416.20-33	BLANKET PURCHASE ORDER	10.47	
74125		PI4937 028873	00	05/28/2014	001-2024-416.20-33	BLANKET PURCHASE ORDER	31.09	
74126		PI4938 028873	00	05/28/2014	001-2024-416.20-33	BLANKET PURCHASE ORDER	30.44	
74127		PI4939 028873	00	05/28/2014	001-2024-416.20-33	BLANKET PURCHASE ORDER	30.44	
74143		PI4940 028873	00	05/28/2014	001-2024-416.20-33	BLANKET PURCHASE ORDER	9.49	
74144		PI4941 028873	00	05/28/2014	001-2024-416.20-33	BLANKET PURCHASE ORDER	9.49	
60001370	041514	PI5021 028873	00	05/28/2014	001-2026-451.20-33	BLANKET PURCHASE ORDER	132.00	
60001370	041514	PI5022 028873	00	05/28/2014	001-2027-452.20-33	BLANKET PURCHASE ORDER	103.40	
20204203		PI5040 029812	00	05/28/2014	001-2029-451.30-35	GENERAL	420.00	
20203364		PI5019 028873	00	05/28/2014	001-2042-440.20-33	BLANKET PURCHASE ORDER	141.60	
20203364		PI5020 028873	00	05/28/2014	025-2074-433.20-33	BLANKET PURCHASE ORDER	241.00	
VENDOR TOTAL *							1,227.44	
0006182	00	FREMONT TRUCK & AUTO PARTS INC						
143645		PI4891 028778	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	40.89	
143933		PI4892 028778	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	59.46	
143967		PI4895 028778	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	39.22	
144213		PI4898 028778	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	18.48	
144236		PI4973 028778	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	24.98	
144108		PI4897 028778	00	05/28/2014	001-2027-452.30-63	BLANKET PURCHASE ORDER	5.38	
143952		PI4970 028778	00	05/28/2014	001-2027-452.30-56	BLANKET PURCHASE ORDER	16.18	
144222		PI4971 028778	00	05/28/2014	001-2027-452.30-56	BLANKET PURCHASE ORDER	2.54	
144226		PI4972 028778	00	05/28/2014	001-2027-452.30-56	BLANKET PURCHASE ORDER	125.80	
144271		PI5122 028778	00	05/28/2014	001-2027-452.30-63	BLANKET PURCHASE ORDER	14.01	



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0006182	00	FREMONT TRUCK & AUTO PARTS INC						
143609		PI4890 028778	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	87.99	
143966		PI4893 028778	00	05/28/2014	012-2025-431.30-32	BLANKET PURCHASE ORDER	14.94	
143966		PI4894 028778	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	45.26	
144309		PI4974 028778	00	05/28/2014	012-2025-431.30-48	BLANKET PURCHASE ORDER	11.30	
144315		PI4975 028778	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	43.92	
144327		PI5123 028778	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	14.64	
144375		PI5124 028778	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	116.00	
144083		PI4896 028778	00	05/28/2014	029-2034-466.30-56	BLANKET PURCHASE ORDER	7.65	
VENDOR TOTAL *							688.64	
0001132	00	FREMONT WINNELSON CO						
267793-01		PI4899 028779	00	05/28/2014	001-2027-452.40-13	BLANKET PURCHASE ORDER	107.82	
267938-00		PI4900 028779	00	05/28/2014	012-2025-431.30-79	BLANKET PURCHASE ORDER	150.00	
VENDOR TOTAL *							257.82	
0003829	00	FRICKENSTEIN PUMPING & PORTABLE LLC						
7009		PI4928 028851	00	05/28/2014	001-2026-451.20-60	BLANKET PURCHASE ORDER	80.00	
7009		PI4929 028851	00	05/28/2014	001-2026-451.20-70	BLANKET PURCHASE ORDER	160.00	
7024		PI5066 028851	00	05/28/2014	001-2026-451.20-70	BLANKET PURCHASE ORDER	350.00	
7009		PI4930 028851	00	05/28/2014	001-2027-452.20-70	BLANKET PURCHASE ORDER	240.00	
7009		PI4931 028851	00	05/28/2014	001-2029-451.20-70	BLANKET PURCHASE ORDER	320.00	
VENDOR TOTAL *							1,150.00	
9999999	00	GENDERAU, LORENA						
86774	GENDERAU	000530	00	05/28/2014	001-0000-202.04-00	LORENA GENDERAU/COMM ROOM	50.00	
VENDOR TOTAL *							50.00	
0001139	00	GERHOLD CONCRETE CO INC						
50340451		PI4901 028780	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	63.76	
50340526		PI4902 028780	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	127.52	
50341272		PI5125 028780	00	05/28/2014	012-2025-431.30-69	BLANKET PURCHASE ORDER	132.00	
VENDOR TOTAL *							323.28	
0001140	00	GETZSCHMAN HEATING LLC						
TRANSIT SIGN		000517	00	05/28/2014	025-2074-340.00-00	4TH QTR 14 TRANSIT SIGN	125.00	
VENDOR TOTAL *							125.00	
0004363	00	GUILDCRAFT INC						
24050752		PI5100 029941	00	05/28/2014	001-2029-451.20-99	GENERAL	19.95	
24050752		PI5101 029941	00	05/28/2014	001-2029-451.30-79	GENERAL	151.42	
VENDOR TOTAL *							171.37	
9999999	00	HOESING, TRACY						
051914	HOESING	000531	00	05/28/2014	001-0000-202.04-00	TRACY HOESING/KEY DEPOSIT	30.00	
VENDOR TOTAL *							30.00	
9999999	00	HOWARD, SHELLY						
86647	HOWARD	000508	00	05/28/2014	001-0000-202.04-00	SHELLY HOWARD/CF MTG RM	50.00	

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9999999	00	HOWARD, SHELLY						
						VENDOR TOTAL *	50.00	
0005202 11355	00	HURST LAWN SERVICE LLC PI5041 029848	00	05/28/2014	001-2031-455.20-99	GENERAL	50.00	
						VENDOR TOTAL *	50.00	
0001167 5601793447 5602269697 5601389668	00	HY-VEE PI4977 028781 PI5126 028781 PI4976 028781	00	05/28/2014 05/28/2014 05/28/2014	001-1206-422.30-79 001-2029-451.30-41 001-2031-455.30-41	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	16.00 48.17 43.96	
						VENDOR TOTAL *	108.13	
0005072 359396	00	ICMA MEMBERSHIP PI5096 029934	00	05/28/2014	001-1002-415.20-93	BLANKET PURCHASE ORDER	1,062.21	
						VENDOR TOTAL *	1,062.21	
0006116 4040162-01 4040162-01	00	IES COMMERCIAL INC PI5085 029879 PI5086 029879	00	05/28/2014 05/28/2014	029-2034-466.20-60 029-2034-466.30-48	FIELD PURCHASE ORDER FIELD PURCHASE ORDER	315.00 132.02	
						VENDOR TOTAL *	447.02	
0005305 29367	00	IMAGE TREND INC PI5175 029857	00	05/28/2014	001-1206-419.30-55	GENERAL	9,100.00	
						VENDOR TOTAL *	9,100.00	
0003074 MAY 2014 MAY 2014 MAY 2014 MAY 2014 MAY 2014 MAY 2014	00	JACKSON SERVICES INC PI5148 028875 PI5149 028875 PI5150 028875 PI5151 028875 PI5152 028875 PI5153 028875	00	05/28/2014 05/28/2014 05/28/2014 05/28/2014 05/28/2014 05/28/2014	001-1013-432.20-99 001-1206-422.20-91 001-1209-421.20-91 001-2027-452.20-99 001-2031-455.20-99 012-2025-431.20-99	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	62.40 53.00 191.50 128.10 122.00 362.18	
						VENDOR TOTAL *	919.18	
0001176 287025 287025 286999 286999 287074 287074	00	JENSEN TIRE CO PI4978 028783 PI4979 028783 PI4903 028783 PI4904 028783 PI5127 028783 PI5128 028783	00	05/28/2014 05/28/2014 05/28/2014 05/28/2014 05/28/2014 05/28/2014	001-2026-451.20-60 001-2026-451.30-63 001-2027-452.20-60 001-2027-452.30-56 001-2027-452.20-60 001-2027-452.30-56	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	20.00 3.73 26.00 3.73 10.00 2.95	
						VENDOR TOTAL *	66.41	
0001426 77566	00	JEO CONSULTING GROUP INC PI5174 029852	00	05/28/2014	012-2032-431.45-20	GENERAL	2,437.50	
						VENDOR TOTAL *	2,437.50	
9999999	00	JOHANNSEN, CAROL						

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9999999 86704 KARR	00	JOHANNSEN, CAROL 000521	00	05/28/2014	001-2029-347.00-00	DELANEY KARR/CLIPPER SB	55.00	
						VENDOR TOTAL *	55.00	
9999999 86640 SNEAK	00	KELLOGG, SARA ATK000505	00	05/28/2014	001-2029-347.00-00	SNEAK ATTACK/SAND VB	50.00	
						VENDOR TOTAL *	50.00	
0004708 028818 028834	00	KENCO LEASING COMPANY PI4926 028821 PI4927 028821	00	05/28/2014	001-1209-421.20-70 001-1209-421.20-70	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	75.00 300.00	
						VENDOR TOTAL *	375.00	
0005064 305	00	KS SAFETY SOLUTIONS PI4980 028785	00	05/28/2014	012-2025-431.30-52	BLANKET PURCHASE ORDER	77.40	
						VENDOR TOTAL *	77.40	
9999999 TRANSIT SIGN	00	LANDMARK PROPERTIES 000514	00	05/28/2014	025-2074-340.00-00	4TH QTR 14 TRANSIT SIGN	100.00	
						VENDOR TOTAL *	100.00	
0006369 137592	00	LASER TECHNOLOGY INC PI5078 029772	00	05/28/2014	001-1209-421.40-90	GENERAL	1,295.00	
						VENDOR TOTAL *	1,295.00	
0006330 051414	00	LAWN SMITH & CO INC PI5074 029214	00	05/28/2014	001-2027-452.40-13	GENERAL	12,750.00	
						VENDOR TOTAL *	12,750.00	
0004881 196 041514 196 041514	00	LINCOLN PHYSICAL THERAPY ASSOCIATES PI4942 028877 PI4943 028877	00	05/28/2014	001-1206-422.20-35 012-2025-431.20-35	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	31.00 62.00	
						VENDOR TOTAL *	93.00	
0004744 142795	00	LOGISTECH INC PI5000 028843	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	50.46	
						VENDOR TOTAL *	50.46	
0006309 0009	00	LUTTIG, LAURA A PI5147 028869	00	05/28/2014	034-0790-421.20-99	BLANKET PURCHASE ORDER	1,800.00	
						VENDOR TOTAL *	1,800.00	
0006212 09169079	00	MATHESON TRI-GAS INC PI4981 028787	00	05/28/2014	001-1206-422.30-33	BLANKET PURCHASE ORDER	58.34	
						VENDOR TOTAL *	58.34	
0001229 51804 52662	00	MENARDS - FREMONT PI4906 028790 PI4988 028790	00	05/28/2014	001-1206-422.30-79 001-1206-422.30-58	BLANKET PURCHASE ORDER BLANKET PURCHASE ORDER	16.44 25.62	

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0001229	00	MENARDS - FREMONT						
52674		PI4989 028790	00	05/28/2014	001-1206-422.30-58	BLANKET PURCHASE ORDER	13.75	
52474		PI4987 028790	00	05/28/2014	001-1305-430.30-33	BLANKET PURCHASE ORDER	284.95	
52013		PI4907 028790	00	05/28/2014	001-2026-451.30-49	BLANKET PURCHASE ORDER	99.10	
52216		PI4982 028790	00	05/28/2014	001-2027-452.30-49	BLANKET PURCHASE ORDER	9.95	
52216		PI4983 028790	00	05/28/2014	001-2027-452.30-58	BLANKET PURCHASE ORDER	112.80	
52216		PI4984 028790	00	05/28/2014	001-2027-452.40-13	BLANKET PURCHASE ORDER	79.92	
52000		PI5129 028790	00	05/28/2014	001-2027-452.30-33	BLANKET PURCHASE ORDER	38.11	
52645		PI5059 028790	00	05/28/2014	001-2028-451.30-33	BLANKET PURCHASE ORDER	99.99	
52273		PI5130 028790	00	05/28/2014	001-2030-451.30-49	BLANKET PURCHASE ORDER	50.47	
52288		PI4985 028790	00	05/28/2014	001-2042-440.30-56	BLANKET PURCHASE ORDER	28.63	
51708		PI4905 028790	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	31.62	
52051		PI4908 028790	00	05/28/2014	012-2025-431.30-33	BLANKET PURCHASE ORDER	37.91	
						VENDOR TOTAL *	929.26	
0006382	00	METALMASTERS AUTOMATED TARGET						
4257		PI4961 029927	00	05/28/2014	001-1209-421.30-68	GENERAL	497.59	
						VENDOR TOTAL *	497.59	
0003474	00	METROPOLITAN COMMUNITY COLLEGE						
604		PI5037 029654	00	05/28/2014	001-1206-422.20-13	GENERAL	1,353.00	
						VENDOR TOTAL *	1,353.00	
9999999	00	MITCHELL, LOTTIE						
86639	MITCHELL	000506	00	05/28/2014	001-2029-347.00-00	LILLIAN MITCHELL/SB CNCLD	55.00	
						VENDOR TOTAL *	55.00	
0002421	00	MOORE MEDICAL LLC						
98175497	I	PI5180 029916	00	05/28/2014	001-1206-422.30-33	GENERAL	316.90	
						VENDOR TOTAL *	316.90	
9999999	00	MOSTEK, ROCHELLE						
86642	MOSTEK	000503	00	05/28/2014	001-0000-202.04-00	ROCHELLE MOSTEK/SR CENTER	100.00	
						VENDOR TOTAL *	100.00	
0000548	00	NASCO						
916895		PI5050 029940	00	05/28/2014	001-2029-451.20-99	GENERAL	14.67	
916895		PI5051 029940	00	05/28/2014	001-2029-451.30-79	GENERAL	96.70	
						VENDOR TOTAL *	111.37	
0003794	00	NEBR CUSTOM COVER						
47671		PI5131 028792	00	05/28/2014	001-1206-422.30-79	BLANKET PURCHASE ORDER	92.00	
TRANSIT SIGN		000516	00	05/28/2014	025-2074-340.00-00	4TH QTR 14 TRANSIT SIGN	50.00	
						VENDOR TOTAL *	142.00	
0003340	00	NEBR DEPT OF AERONAUTICS						
867827		PI5024 028887	00	05/28/2014	029-2034-466.20-99	BLANKET PURCHASE ORDER	EFT:	1,260.45
867827		PI5025 028887	00	05/28/2014	029-2034-490.60-02	BLANKET PURCHASE ORDER	EFT:	1,750.00
						VENDOR TOTAL *	.00	3,010.45

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0003368 060214 HILL	00	NEBR LIBRARY COMMISSION PI5203 029998	00	05/28/2014	001-2031-455.20-13	GENERAL	10.00	
						VENDOR TOTAL *	10.00	
0005178 00104	00	NEFSMA PI5202 029997	00	05/28/2014	001-1305-430.20-93	GENERAL	100.00	
						VENDOR TOTAL *	100.00	
0003608 14826	00	NORTHEAST NEBR ECONOMIC DEV DIST PI5204 029999	00	05/28/2014	001-1015-415.20-93	BLANKET PURCHASE ORDER	26,397.00	
						VENDOR TOTAL *	26,397.00	
0006061 15678	00	NTR CUSTOM METALS LLC PI5132 028793	00	05/28/2014	001-2027-452.30-64	BLANKET PURCHASE ORDER	43.96	
						VENDOR TOTAL *	43.96	
9999999 TRANSIT SIGN	00	NYE SQUARE 000515	00	05/28/2014	025-2074-340.00-00	4TH QTR 14 TRANSIT SIGN	75.00	
						VENDOR TOTAL *	75.00	
0001020 0397-192970	00	O'REILLY AUTOMOTIVE INC PI4914 028794	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	184.36	
0397-194505		PI4916 028794	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	29.99	
0397-196299		PI5133 028794	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	20.98	
0397-196300		PI5134 028794	00	05/28/2014	001-1209-421.30-63	BLANKET PURCHASE ORDER	35.88	
0397-193660		PI4915 028794	00	05/28/2014	001-2027-452.30-56	BLANKET PURCHASE ORDER	60.96	
0397-188441		PI4910 028794	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	320.08	
0397-192486		PI4911 028794	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	87.51	
0397-192580		PI4912 028794	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	8.15	
0397-192914		PI4913 028794	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	65.14	
0397-192916		PI4990 028794	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	24.99	
0397-196112		PI5060 028794	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	16.05	
0397-196143		PI5061 028794	00	05/28/2014	012-2025-431.30-63	BLANKET PURCHASE ORDER	13.57	
						VENDOR TOTAL *	867.66	
0005807 0000316116	00	OCLC INC PI5031 029212	00	05/28/2014	001-2031-455.20-93	GENERAL	1,023.75	
						VENDOR TOTAL *	1,023.75	
0002888 736874-0	00	OFFICENET PI5183 029972	00	05/28/2014	001-1003-415.30-31	GENERAL	10.69	
736028-0		PI5032 029335	00	05/28/2014	001-1013-432.20-60	FIELD PURCHASE ORDER	79.00	
736028-0		PI5033 029335	00	05/28/2014	001-1013-432.30-79	FIELD PURCHASE ORDER	77.95	
735984-0		PI5048 029926	00	05/28/2014	001-1013-432.30-31	FIELD PURCHASE ORDER	25.49	
736580-0		PI5109 029964	00	05/28/2014	001-1013-432.30-31	FIELD PURCHASE ORDER	10.00	
736650-0		PI5111 029964	00	05/28/2014	001-1013-432.30-31	FIELD PURCHASE ORDER	10.00	
736874-0		PI5184 029972	00	05/28/2014	001-1013-432.30-31	FIELD PURCHASE ORDER	7.20	
735362-0		PI4944 028889	00	05/28/2014	001-1209-421.20-70	BLANKET PURCHASE ORDER	362.68	
735548-0		PI5089 029912	00	05/28/2014	001-1209-421.30-31	GENERAL	1,393.55	

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0002888	00	OFFICENET						
736213-0		PI5097 029938	00	05/28/2014	001-2027-452.30-31	GENERAL	29.04	
736889-0		PI5186 029978	00	05/28/2014	001-2031-455.30-31	GENERAL	183.60	
736580-0		PI5110 029964	00	05/28/2014	012-2025-431.30-31	FIELD PURCHASE ORDER	14.99	
736650-0		PI5112 029964	00	05/28/2014	012-2025-431.30-31	FIELD PURCHASE ORDER	14.99	
						VENDOR TOTAL *	2,219.18	
0005674	00	OLSSON ASSOCIATES						
209639		PI5161 029461	00	05/28/2014	040-2037-452.45-20	FIELD PURCHASE ORDER	11,078.75	
						VENDOR TOTAL *	11,078.75	
0001842	00	OMAHA TRACTOR INC						
KT1766		PI5091 029918	00	05/28/2014	001-2027-452.20-99	GENERAL	10.50	
KT1766		PI5092 029918	00	05/28/2014	001-2027-452.30-56	GENERAL	91.58	
						VENDOR TOTAL *	102.08	
0002948	00	ORIENTAL TRADING CO INC						
663588409-01		PI5102 029942	00	05/28/2014	001-2029-451.20-99	GENERAL	9.95	
663588409-01		PI5103 029942	00	05/28/2014	001-2029-451.30-79	GENERAL	68.20	
						VENDOR TOTAL *	78.15	
0001276	00	PEST-TROL						
18040		PI5154 028880	00	05/28/2014	001-2026-451.20-99	BLANKET PURCHASE ORDER	149.00	
18040		PI5155 028880	00	05/28/2014	001-2029-451.20-99	BLANKET PURCHASE ORDER	31.00	
18040		PI5156 028880	00	05/28/2014	001-2030-451.20-99	BLANKET PURCHASE ORDER	38.00	
						VENDOR TOTAL *	218.00	
0001278	00	PETERSEN BODY SHOP INC						
25990		PI5088 029909	00	05/28/2014	001-1015-415.20-45	GENERAL	964.60	
						VENDOR TOTAL *	964.60	
0001279	00	PETTY CASH						
051314 C FIELD	000493		00	05/28/2014	001-0000-101.10-00	C FLD CONCESSIONS	300.00	
						VENDOR TOTAL *	300.00	
0002919	00	PLATTE VALLEY EQUIPMENT LLC						
581651		PI4918 028795	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	48.28	
581652		PI4919 028795	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	143.80	
581721		PI4920 028795	00	05/28/2014	012-2025-431.30-56	BLANKET PURCHASE ORDER	17.04	
581572		PI4917 028795	00	05/28/2014	029-2034-466.30-56	BLANKET PURCHASE ORDER	143.89	
						VENDOR TOTAL *	353.01	
0002904	00	PLATTE VALLEY TRUCK & TRAILER INC						
12089		PI5192 029989	00	05/28/2014	001-1206-422.30-56	GENERAL	39.39	
						VENDOR TOTAL *	39.39	
0005443	00	PLIBRICO COMPANY LLC						
89720		PI5171 029826	00	05/28/2014	001-1209-421.20-60	GENERAL	1,254.00	
						VENDOR TOTAL *	1,254.00	



PROGRAM: GM339L

AS OF: 05/28/2014

CHECK DATE: 05/28/2014

City of Fremont

General Fund

BANK: 00

VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0006199	00	PREMIER STAFFING INC						
3450		PI5157 029041	00	05/28/2014	001-1305-430.20-35	BLANKET PURCHASE ORDER	30.00	
3406		PI5070 029041	00	05/28/2014	001-2026-451.20-35	BLANKET PURCHASE ORDER	60.00	
3367		PI4946 029041	00	05/28/2014	001-2027-452.20-35	BLANKET PURCHASE ORDER	30.00	
3406		PI5071 029041	00	05/28/2014	001-2027-452.20-35	BLANKET PURCHASE ORDER	30.00	
3406		PI5072 029041	00	05/28/2014	001-2030-451.20-35	BLANKET PURCHASE ORDER	930.00	
3450		PI5158 029041	00	05/28/2014	001-2030-451.20-35	BLANKET PURCHASE ORDER	330.00	
3367		PI4947 029041	00	05/28/2014	001-2031-455.20-35	BLANKET PURCHASE ORDER	30.00	
3367		PI4948 029041	00	05/28/2014	001-2042-440.20-35	BLANKET PURCHASE ORDER	30.00	
3406		PI5073 029041	00	05/28/2014	001-2042-440.20-35	BLANKET PURCHASE ORDER	30.00	
						VENDOR TOTAL *	1,500.00	
0004096	00	QUINN, JEFF						
060214		PI5205 030000	00	05/28/2014	001-2031-455.20-99	GENERAL	500.00	
						VENDOR TOTAL *	500.00	
9999999	00	RATHE, KATIE						
86641	RATHE	000504	00	05/28/2014	001-2029-347.00-00	KATIE RATHE/SAND VB	50.00	
						VENDOR TOTAL *	50.00	
0003505	00	RECORDED BOOKS INC						
74932486		PI5063 028847	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	161.82	
74935308		PI5064 028847	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	161.82	
74935309		PI5065 028847	00	05/28/2014	001-2031-455.30-51	BLANKET PURCHASE ORDER	56.90	
						VENDOR TOTAL *	380.54	
9999999	00	REEDER, BROOKE						
86785	VIE	000532	00	05/28/2014	001-2029-347.00-00	PEYTON VIE/BASEBALL RFND	41.25	
						VENDOR TOTAL *	41.25	
0002427	00	S & S WORLDWIDE INC						
8103118		PI5052 029944	00	05/28/2014	001-2029-451.30-79	GENERAL	317.04	
						VENDOR TOTAL *	317.04	
0001304	00	SAWYER CONSTRUCTION CO						
051414		PI5135 028798	00	05/28/2014	001-2027-452.40-13	BLANKET PURCHASE ORDER	100.00	
						VENDOR TOTAL *	100.00	
0006316	00	SCALES SALES & SERVICE INC						
42769		PI5069 028990	00	05/28/2014	001-1013-432.20-99	FIELD PURCHASE ORDER	325.00	
						VENDOR TOTAL *	325.00	
0006203	00	SCREENING ONE INC						
140500909		PI4950 029142	00	05/28/2014	001-1206-422.20-99	BLANKET PURCHASE ORDER	104.00	
140500909		PI4951 029142	00	05/28/2014	001-1305-430.20-99	BLANKET PURCHASE ORDER	13.00	
140500909		PI4952 029142	00	05/28/2014	001-2027-452.20-99	BLANKET PURCHASE ORDER	65.00	
140500909		PI4953 029142	00	05/28/2014	001-2031-455.20-99	BLANKET PURCHASE ORDER	26.00	
140500909		PI4954 029142	00	05/28/2014	001-2042-440.20-99	BLANKET PURCHASE ORDER	47.50	
140500909		PI4955 029142	00	05/28/2014	012-2025-431.20-99	BLANKET PURCHASE ORDER	13.00	

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City of Fremont

General Fund

BANK: 00

VEND NO INVOICE NO	SEQ#	VENDOR NAME VOUCHER P.O. NO NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0006203	00	SCREENING ONE INC						
						VENDOR TOTAL *	268.50	
0001308 4487-9	00	SHERWIN-WILLIAMS CO PI5136 028799 00 05/28/2014			001-2027-452.30-49	BLANKET PURCHASE ORDER	186.36	
						VENDOR TOTAL *	186.36	
0001316 13714 15214 13714	00	SIFFRING LANDSCAPING & GARDEN CTR PI5083 029832 00 05/28/2014 PI5095 029933 00 05/28/2014 PI5084 029832 00 05/28/2014			001-2030-451.30-58 001-2030-451.30-58 001-2042-440.30-58	GENERAL GENERAL GENERAL	39.00 467.70 351.00	
						VENDOR TOTAL *	857.70	
0006266 34138-F	00	SPECTRA ASSOCIATES INC PI5077 029770 00 05/28/2014			001-1003-415.30-31	FIELD PURCHASE ORDER	401.50	
						VENDOR TOTAL *	401.50	
0006320 #1 P12509	00	STEVE HARRIS CONSTRUCTION INC PI5160 029115 00 05/28/2014			012-2032-431.45-20	FIELD PURCHASE ORDER	212,822.45	
						VENDOR TOTAL *	212,822.45	
0006381 0000636-IN	00	SUNSET LAW ENFORCEMENT LTD PI5046 029905 00 05/28/2014			001-1209-421.30-68	GENERAL	2,220.00	
						VENDOR TOTAL *	2,220.00	
0006223 5491	00	T SQUARE SUPPLY LLC PI4921 028802 00 05/28/2014			001-1209-421.30-63	BLANKET PURCHASE ORDER	165.03	
						VENDOR TOTAL *	165.03	
0002718 829477155	00	THOMSON REUTERS - WEST PI4949 029044 00 05/28/2014			001-1016-412.30-51	BLANKET PURCHASE ORDER	327.37	
						VENDOR TOTAL *	327.37	
0001345 050114	00	TRADE 'N' POST PI5178 029900 00 05/28/2014			001-1209-421.30-68	GENERAL	1,537.50	
						VENDOR TOTAL *	1,537.50	
0004745 255291	00	UNIQUE MANAGEMENT SERVICES INC PI5027 028940 00 05/28/2014			001-2031-455.20-99	BLANKET PURCHASE ORDER	187.95	
						VENDOR TOTAL *	187.95	
0006360 7368	00	VALIEN, JIM PI5038 029688 00 05/28/2014			001-2027-452.20-99	GENERAL	2,315.00	
						VENDOR TOTAL *	2,315.00	
0006096 9724607697	00	VERIZON WIRELESS PI4945 028891 00 05/28/2014			034-0790-421.20-12	BLANKET PURCHASE ORDER	30.02	
						VENDOR TOTAL *	30.02	

PREPARED 05/22/2014, 9:06:07  
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City of Fremont  
General Fund

EXPENDITURE APPROVAL LIST  
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VEND NO INVOICE NO	SEQ#	VENDOR NAME VOUCHER P.O. NO NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0001367	00	WAL-MART BUSINESS/GEMB						
413400401351		PI5113 029967 00	00	05/28/2014	001-2029-451.30-79	GENERAL	540.18	
413400336470		PI5114 029968 00	00	05/28/2014	001-2029-451.30-79	GENERAL	277.08	
						VENDOR TOTAL *	817.26	
0003337	00	WASTE CONNECTIONS INC						
4000184		PI5026 028890 00	00	05/28/2014	001-2031-455.20-99	BLANKET PURCHASE ORDER	66.92	
						VENDOR TOTAL *	66.92	
0005116	00	WIESE PLUMBING & EXCAVATING INC						
12023		PI5047 029914 00	00	05/28/2014	001-2028-451.20-60	GENERAL	234.00	
						VENDOR TOTAL *	234.00	
0005518	00	WINDSTREAM OF THE MIDWEST INC						
4027272630		0515PI4924 028820 00	00	05/28/2014	001-1015-415.20-12	BLANKET PURCHASE ORDER	131.93	
4027530433		0515PI4925 028820 00	00	05/28/2014	034-0790-421.20-12	BLANKET PURCHASE ORDER	9.28	
						VENDOR TOTAL *	141.21	
0002387	00	ZOLL MEDICAL CORP						
2121583		PI5179 029911 00	00	05/28/2014	001-1206-422.30-33	GENERAL	787.50	
						VENDOR TOTAL *	787.50	
0002910	00	5TH SEASON INC						
050714		PI5053 029956 00	00	05/28/2014	001-1206-422.30-58	GENERAL	205.08	
0014673		PI5172 029843 00	00	05/28/2014	012-2032-431.45-20	BLANKET PURCHASE ORDER	273.15	
						VENDOR TOTAL *	478.23	
		00 General Fund				BANK TOTAL *	371,320.46	3,010.45

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City of Fremont

Employee Benefits

BANK: 01

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE	VOUCHER	P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO	NO	NO						AMOUNT
0005708	00	REGIONAL CARE INC						
05/21/14	MANUAL000529		01	05/21/2014	060-0660-441.70-01	05/21/14 MANUAL CLAIMS	CHECK #: 100509	61,058.66
						VENDOR TOTAL *	.00	61,058.66
0003405	00	WORKERS' COMPENSATION FUND						
05/22/14	MANUAL000533		01	05/22/2014	061-0662-441.70-01	05/22/14 WC	CHECK #: 100510	597.16
05/22/14	MANUAL000534		01	05/22/2014	061-0662-441.70-06	05/22/14 WC	CHECK #: 100510	669.07
05/22/14	MANUAL000535		01	05/22/2014	061-0662-441.70-07	05/22/14 WC	CHECK #: 100510	3.20
						VENDOR TOTAL *	.00	1,269.43
			01	Employee Benefits		BANK TOTAL *	.00	62,328.09

PREPARED 05/22/2014, 9:06:07  
PROGRAM: GM339L  
City of Fremont  
Keno Fund

EXPENDITURE APPROVAL LIST  
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BANK: 04

VEND NO	SEQ#	VENDOR NAME	BNK	CHECK/DUE	ACCOUNT	ITEM	CHECK	EFT, EPAY OR
INVOICE		VOUCHER P.O.		DATE	NO	DESCRIPTION	AMOUNT	HAND-ISSUED
NO		NO NO						AMOUNT
0003400	00	VILLAGE OF INGLEWOOD						
APR 2014		PI5068 028925	04	05/28/2014	020-2066-490.60-15	FIELD PURCHASE ORDER	2,067.65	
						VENDOR TOTAL *	2,067.65	
			04	Keno Fund		BANK TOTAL *	2,067.65	

PREPARED 05/22/2014, 9:06:07  
PROGRAM: GM339L  
City of Fremont  
E911

EXPENDITURE APPROVAL LIST  
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VEND NO INVOICE NO	SEQ# VOUCHER NO	VENDOR NAME P.O. NO	BNK	CHECK/DUE DATE	ACCOUNT NO	ITEM DESCRIPTION	CHECK AMOUNT	EFT, EPAY OR HAND-ISSUED AMOUNT
0002675	00	CENTURYLINK (QWEST)						
402D250400	0514	PI5034 029537	09	05/28/2014	033-0789-421.20-12	BLANKET PURCHASE ORDER	825.34	
						VENDOR TOTAL *	825.34	
0001131	00	FREMONT TRIBUNE						
74094		PI5023 028873	09	05/28/2014	033-0789-421.20-33	BLANKET PURCHASE ORDER	5.24	
						VENDOR TOTAL *	5.24	
0004678	00	LANGUAGE LINE SERVICES						
3373015		PI4992 028819	09	05/28/2014	033-0789-421.20-99	BLANKET PURCHASE ORDER	6.96	
						VENDOR TOTAL *	6.96	
0006103	00	MCCOOKNET INC						
140507-0041		PI5028 029001	09	05/28/2014	033-0789-421.20-12	BLANKET PURCHASE ORDER	99.00	
						VENDOR TOTAL *	99.00	
0001229	00	MENARDS - FREMONT						
52310		PI4986 028790	09	05/28/2014	033-0789-421.30-31	BLANKET PURCHASE ORDER	34.92	
						VENDOR TOTAL *	34.92	
0002888	00	OFFICENET						
735548-0		PI5090 029912	09	05/28/2014	033-0789-421.30-31	GENERAL	443.98	
						VENDOR TOTAL *	443.98	
			09	E911		BANK TOTAL *	1,415.44	





## STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: KIM VOLK, CITY CLERK/TREASURER

DATE: MAY 22, 2014

SUBJECT: CONSUME ALCOHOL

---

Recommendation: Approve Resolution permitting consumption of alcohol on City property

Background: Per State Statute consumption of alcohol on public property must be approved by the local government.

**#16**

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF FREMONT, NEBRASKA, APPROVING CONSUMPTION OF ALCOHOLIC BEVERAGES ON CITY PROPERTY AS FOLLOWS: CHRISTENSEN FIELD (6/6/15)

Requestor:

Michelle Vrana

Date:

June 6, 2015

Purpose:

wedding reception

City Property:

Christensen Field

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk

CITY OF  
**FREMONT**  
NEBRASKA PATHFINDERS

PERMISSION TO CONSUME ALCOHOL ON CITY PROPERTY FORM  
RETURN FORM **IMMEDIATELY** TO THE OFFICE OF THE CITY CLERK.

EMAIL, FAX OR MAIL THE FORM:

CITY CLERK, 400 EAST MILITARY, FREMONT NE 68025 FAX: 402.727.2778

[KIM.VOLK@FREMONTNE.GOV](mailto:KIM.VOLK@FREMONTNE.GOV) OR [LYNNE.MCINTOSH@FREMONTNE.GOV](mailto:LYNNE.MCINTOSH@FREMONTNE.GOV)

*You cannot consume alcohol on City property without City Council approval. City Council meets the 2<sup>nd</sup> and last Tuesday of every month. Agenda deadline is Thursday before the meeting.*

On behalf of Michelle Vrana, I respectfully request permission  
Organization or Individual

to consume alcohol beverages on 6-6-15 at Christensen Field  
Date Location

for a Wedding Reception  
Type of Event

**\*\*Please indicate which facility you will be renting\*\***



Christensen Field



City Auditorium

I understand that I must contract with a retail liquor license holder to procure a **special designated permit** from the City Council and the Nebraska Liquor Control Commission. The City Council meets the 2<sup>nd</sup> and last Tuesday of every month. The alcohol caterer can advise you of necessary time frames or you can call the City Clerk's office with questions regarding Special Designated Permits at 402/727-2633. I further understand that I must hire security for the event in the number as required by the Parks and Recreation Department and the Chief of Police. The security must be hired at least two weeks prior to the event.

**I have read and understand the printed requirements for the facility that I have indicated above:**

Michelle Vrana  
Print Name

Michelle Vrana  
Signature

2456 Co Rd X Morse Bluff, NE 68648 402-641-6198  
Address City State & Zip Phone

## STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL  
FROM: KIMBERLY VOLK, CITY CLERK/TREASURER  
DATE: MAY 22, 2014  
SUBJECT: SPECIAL DESIGNATED PERMIT

---

Recommendation: Move to approve Resolution

---

Background: Events will be monitored for compliance with all rules and regulations.

**#17**

## RESOLUTION NO.

A Resolution of the City Council of the City of Fremont, Nebraska, approving Special Designated Permit applications for F&T Inc (6/14/14); Rise's Drive-In Liquor (7/19/14 & 10/18/14); DeSauce Development (6/13/14); Burtonian Enterprises (5/31/14, 5/31/14, 6/3/14, 6/7/14, 6/21/14)

RESOLVED: That the Fremont City Council approve the applications for a Special Designated permit as outlined herein:

<u>Requester</u>	<u>Property</u>	<u>Date</u>	<u>Purpose</u>
F & T Inc	1710 West 16th	June 14, 2014	reception
Rise's Drive-In Liquor	1544 East Military	July 19, 2014	reception
Rise's Drive-In Liquor	1710 West 16th	October 18, 2014	reception
DeSauce Development	541 North Broad	June 13, 2014	reception
Burtonian Enterprises	1682 East 23rd Ave North	May 31, 2014	beer garden
Burtonian Enterprises	2410 North Colorado	May 31, 2014	beer garden
Burtonian Enterprises	1700 East 23rd	June 3, 2014	reception
Burtonian Enterprises	1682 East 23rd Ave North	June 7, 2014	beer garden
Burtonian Enterprises	925 North Broad	June 21, 2014	reception

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

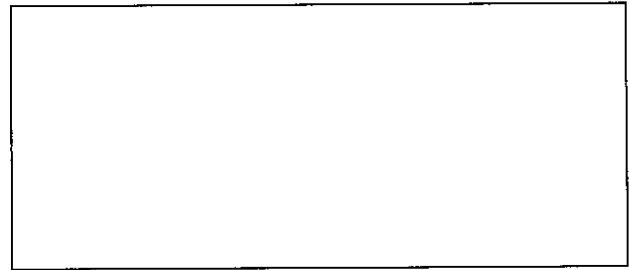
ATTEST:

\_\_\_\_\_  
Lynn McIntosh, CMC  
Deputy City Clerk



**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

DO YOU NEED POSTERS? YES ☐ NO ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

**COMPLETE ALL QUESTIONS**

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

C-096249

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: FAT INC

ADDRESS: 300 N Main

CITY Fremont

ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME Christensen Field

ADDRESS: 1710 W. 16th

CITY Fremont

ZIP 68025

COUNTY and COUNTY# Dodge

a. Is this location within the city/village limits?

YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives?

YES ☐ NO ☒

c. Is this location within 300' of any university or college campus?

YES ☐ NO ☒

5. Date(s) and Time(s) of event (no more than six (6) consecutive days on one application)

Date <u>6/14/14</u>	Date	Date	Date	Date	Date
<u>Hours</u> From <u>5:00 pm</u>	<u>Hours</u> From	<u>Hours</u> From	<u>Hours</u> From	<u>Hours</u> From	<u>Hours</u> From
To <u>11:00 pm</u>	To	To	To	To	To

a. Alternate date: \_\_\_\_\_

b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☒ Reception ☐ Fund Raiser ☐ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered IN FEET 190 x 120  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered IN FEET \_\_\_\_\_ x \_\_\_\_\_

\*SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)

If outdoor area, how will premises be enclosed?

\_\_\_\_ Fence; \_\_\_\_ snow fence ☐ chain link ☐ cattle panel  
\_\_\_\_ other \_\_\_\_\_

\_\_\_\_ Tent

8. How many attendees do you expect at event? 340

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

We have hired Signal 88 Security. They along with band leaders will be checking IDs & putting at wristbands.

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

a. Are there separate toilets for both men and women? YES ☒ NO ☐

11. **Retailer:** Will you be purchasing your alcohol from a wholesaler? YES ☒ NO ☐  
**Non-Profit:** Where will you be purchasing your alcohol?

Wholesaler ☒ Retailer ☐ Both ☐ BYO ☐  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

**NOTE:** Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and **telephone number/cell phone number** of immediate **supervisor**. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor Tammy Trahan

Signature of Event Supervisor \_\_\_\_\_

Event Supervisor phone: Before 402-210-5504 During \_\_\_\_\_  
Email address \_\_\_\_\_

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign  
here

Authorized Representative/Applicant

President  
Title

5/12/14  
Date

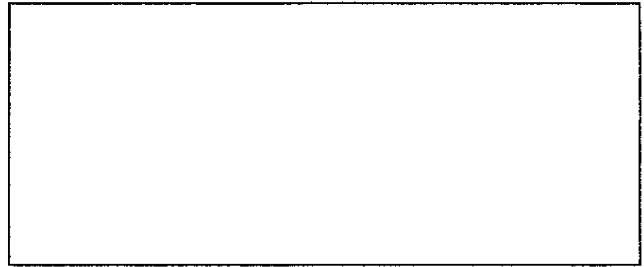
Tammy Trahan  
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

APPLICATION FOR SPECIAL  
DESIGNATED LICENSE

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

COMPLETE ALL QUESTIONS

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

DK-74918

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: RISE'S DRIVE-IN LIQUOR, INC.

ADDRESS: 1900 E. MILITARY AVE #284

CITY FREMONT, NE ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME GOOD SHEPHERD COMMUNITY LIFE CENTER

ADDRESS: 1544 E. MILITARY AVE CITY FREMONT, NE

ZIP 68025 COUNTY and COUNTY # DOUGLAS #5

a. Is this location within the city/village limits? YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives? YES ☒ NO ☐

c. Is this location within 300' of any university or college campus? YES ☐ NO ☒

5. . . Date(s) and Time(s) of event (no more than six (6) consecutive days on one application)

Date <u>July 19, 2014</u>	Date	Date	Date	Date	Date
Hours From <u>1:00 PM</u>	Hours From	Hours From	Hours From	Hours From	Hours From
To <u>1:00 AM</u>	To	To	To	To	To

a. Alternate date: \_\_\_\_\_

b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☒ Reception ☐ Fund Raiser ☐ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered IN FEET 65' x 100'  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered IN FEET \_\_\_\_\_ x \_\_\_\_\_

\*SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)

If outdoor area, how will premises be enclosed?

\_\_\_ Fence; \_\_\_ snow fence ☐ chain link ☐ cattle panel  
\_\_\_ other \_\_\_\_\_

\_\_\_ Tent

8. How many attendees do you expect at event? 200

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

CARDING & WRIST BANDS

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

a. Are there separate toilets for both men and women? YES ☒ NO ☐

11. Retailer: Will you be purchasing your alcohol from a wholesaler? YES ☒ NO ☐  
Non-Profit: Where will you be purchasing your alcohol?

Wholesaler \_\_\_\_\_ Retailer \_\_\_\_\_ Both \_\_\_\_\_ BYO \_\_\_\_\_  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

NOTE: Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and telephone number/cell phone number of immediate supervisor. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. PLEASE PRINT LEGIBLY

Print name of Event Supervisor

JEFF RISE

Signature of Event Supervisor



Event Supervisor phone:

Before 402-721-7778

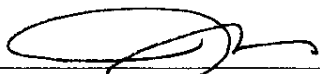
During 402-719-9689

Email address \_\_\_\_\_

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign  
here



Authorized Representative/Applicant

PRESIDENT

Title

5-12-14

Date

JEFF RISE

Print Name

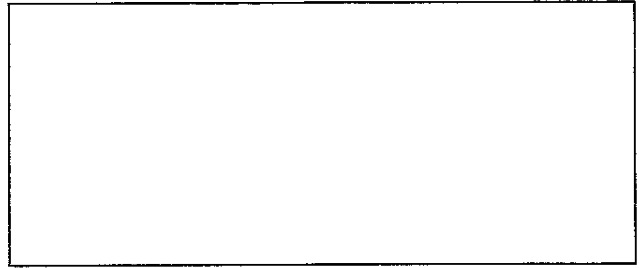
This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.



APPLICATION FOR SPECIAL  
DESIGNATED LICENSE

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

COMPLETE ALL QUESTIONS

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

DK-74918

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: RISE'S DRIVE-IN LIQUOR, INC.

ADDRESS: 1900 E. MILITARY AVE #284

CITY FREMONT, NE ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME CHRISTENSEN FIELD

ADDRESS: 1710 W. 16<sup>TH</sup> CITY FREMONT, NE

ZIP 68025 COUNTY and COUNTY # DOGE #5

a. Is this location within the city/village limits? YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives? YES ☐ NO ☒

c. Is this location within 300' of any university or college campus? YES ☐ NO ☒

5. Date(s) and Time(s) of event (no more than six (6) consecutive days on one application)

Date <u>Oct. 18, 2014</u>	Date	Date	Date	Date	Date
Hours From	Hours From	Hours From	Hours From	Hours From	Hours From
To <u>1:00 pm</u>	To	To	To	To	To
To <u>1:00 am</u>	To	To	To	To	To

a. Alternate date: \_\_\_\_\_

b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☒ Reception ☐ Fund Raiser ☐ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered IN FEET 150' x 120'  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered IN FEET \_\_\_\_\_ x \_\_\_\_\_

\*SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)

If outdoor area, how will premises be enclosed?

\_\_\_\_ Fence; \_\_\_\_ snow fence ☐ chain link ☐ cattle panel

\_\_\_\_ other \_\_\_\_\_

\_\_\_\_ Tent

8. How many attendees do you expect at event? 200

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

SECURITY GUARD AND WRIST BANDS

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

a. Are there separate toilets for both men and women? YES ☒ NO ☐

11. • Retailer: Will you be purchasing your alcohol from a wholesaler? YES ☒ NO ☐  
Non-Profit: Where will you be purchasing your alcohol?

Wholesaler \_\_\_\_\_ Retailer \_\_\_\_\_ Both \_\_\_\_\_ BYO \_\_\_\_\_  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

NOTE: Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law: There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and telephone number/cell phone number of immediate supervisor. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. PLEASE PRINT LEGIBLY

Print name of Event Supervisor JEFF RISE

Signature of Event Supervisor \_\_\_\_\_

Event Supervisor phone: Before 402-721-7778 During 402-719-9689

Email address \_\_\_\_\_

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign  
here

\_\_\_\_\_  
Authorized Representative/Applicant

PRESIDENT  
Title

5-12-14  
Date

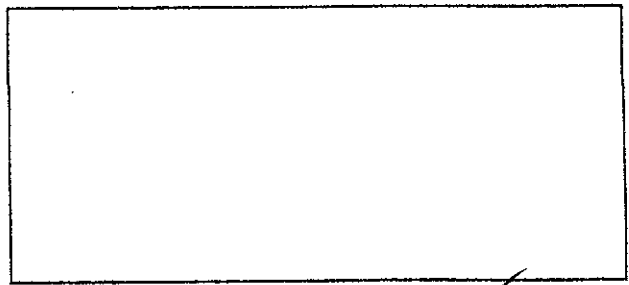
JEFF RISE  
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

**COMPLETE ALL QUESTIONS**

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

CK 43172

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: Desance Development (Wooden Windmill) Inspro

ADDRESS: 1155 So Broad

CITY Fremont NE ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME Opera House

ADDRESS: 541 N. Broad

CITY Fremont

ZIP 68025 COUNTY and COUNTY# Dodge #5

a. Is this location within the city/village limits?

YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives?

YES ☐ NO ☒

c. Is this location within 300' of any university or college campus?

YES ☐ NO ☒

5. Date(s) and Time(s) of event (no more than six (6) **consecutive** days on one application)

Date	Date	Date	Date	Date	Date
<u>June 13<sup>th</sup></u>					
<u>2014</u>					
<u>Hours</u>	<u>Hours</u>	<u>Hours</u>	<u>Hours</u>	<u>Hours</u>	<u>Hours</u>
From	From	From	From	From	From
<u>8:00 AM</u>					
To	To	To	To	To	To
<u>1:00 AM</u>					

a. Alternate date: \_\_\_\_\_

b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☒ Reception ☐ Fund Raiser ☐ Beer Garden ☐ Sampling/Tasting

☐ Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered **IN FEET** 200' x 110'  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered **IN FEET** \_\_\_\_\_ x \_\_\_\_\_

\***SKETCH OF OUTDOOR AREA (or attach copy of sketch)**

If outdoor area, how will premises be enclosed?

☐ Fence; snow fence ☐ chain link ☐ cattle panel ☐ other \_\_\_\_\_

☐ Tent

8. How many attendees do you expect at event? 200

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

Security, Bands for Wrist, Special  
Cups

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

a. Are there separate toilets for both men and women? YES ☒ NO ☐

11. **Retailer: Will you be purchasing your alcohol from a wholesaler?** YES ☒ NO ☐  
**Non-Profit: Where will you be purchasing your alcohol?**

Wholesaler ☐ Retailer ☐ Both ☐ BYO ☐  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

**NOTE:** Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and telephone number/cell phone number of immediate supervisor. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor

Tia K Mentzer

Signature of Event Supervisor

Tia K Mentzer

Phone of Event Supervisor: Before

402-719-4248

During

Same

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign  
here

Tia K Mentzer  
Authorized Representative/Applicant

Title

Catering Manager 5-7-14

Date

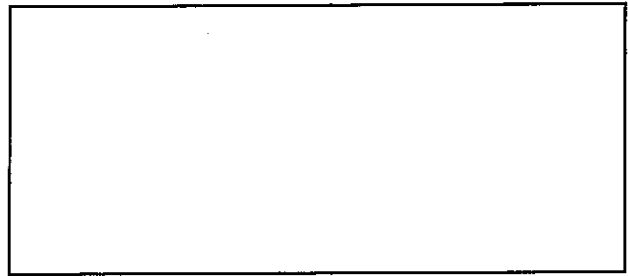
Tia K Mentzer  
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

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**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

**COMPLETE ALL QUESTIONS**

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

CK-088370

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: Burtonian Enterprise LLC, DBA. Tin Lizzy Tavern

ADDRESS: 1682 E 23rd Ave North

CITY Fremont ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME Tin Lizzy Tavern (Parking Lot)

ADDRESS: 1682 E. 23rd Ave North CITY Fremont

ZIP 68025 COUNTY and COUNTY# Dodge 5

a. Is this location within the city/village limits?

YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives?

YES ☐ NO ☒

c. Is this location within 300' of any university or college campus?

YES ☐ NO ☒



5. Date(s) and Time(s) of event (no more than six (6) **consecutive** days on one application)

Date <u>5-31-14</u>	Date _____	Date _____	Date _____	Date _____	Date _____
<b>Hours</b> From <u>12:00 p.m.</u>	<b>Hours</b> From _____	<b>Hours</b> From _____	<b>Hours</b> From _____	<b>Hours</b> From _____	<b>Hours</b> From _____
To <u>1:00 a.m.</u>	To _____	To _____	To _____	To _____	To _____

- a. Alternate date: N/A
- b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☐ Reception ☐ Fund Raiser ☒ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered **IN FEET** \_\_\_\_\_ x \_\_\_\_\_  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered **IN FEET** 400 x 400

\***SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)**

If outdoor area, how will premises be enclosed?

\_\_\_ Fence; ☒ snow fence ☐ chain link ☐ cattle panel  
\_\_\_ other \_\_\_\_\_

\_\_\_ Tent

8. How many attendees do you expect at event? 3004

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

Security will check all I.D.s at main Door.

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

a. Are there separate toilets for both men and women? YES ☒ NO ☐

11. **Retailer:** Will you be purchasing your alcohol from a wholesaler? YES ☒ NO ☐  
**Non-Profit:** Where will you be purchasing your alcohol?

Wholesaler \_\_\_\_\_ Retailer \_\_\_\_\_ Both \_\_\_\_\_ BYO \_\_\_\_\_  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

**NOTE:** Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and **telephone number/cell phone number** of immediate supervisor. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor Tim Valentine

Signature of Event Supervisor Tim Valentine

Event Supervisor phone: Before 402-459-0005 During 402-459-0005

Email address valentine.tim65@gmail.com

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

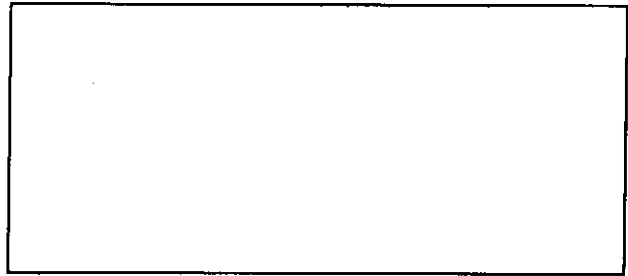
sign here Mitchell J. Burf Owner 5-8-14  
Authorized Representative/Applicant Title Date  
Mitchell J. Burf  
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

**COMPLETE ALL QUESTIONS**

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

CK-088370

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: Burtonian Enterprise LLC, DBA. Tin Lizzy Tavern

ADDRESS: 1682 E 23rd Ave North

CITY Fremont ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME UFCW 293 Union Hall

ADDRESS: 2410 N. Colorado Ave CITY Fremont

ZIP 68025 COUNTY and COUNTY# Dodge 5

a. Is this location within the city/village limits?

YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives?

YES ☐ NO ☒

c. Is this location within 300' of any university or college campus?

YES ☐ NO ☒

5. Date(s) and Time(s) of event (no more than six (6) **consecutive** days on one application)

Date <u>5-31-14</u>	Date	Date	Date	Date	Date
Hours From <u>9:00 p.m.</u>	Hours From	Hours From	Hours From	Hours From	Hours From
To <u>12:30 a.m.</u>	To	To	To	To	To

- a. Alternate date: N/A
- b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☒ Reception ☐ Fund Raiser ☐ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered **IN FEET** 100 x 50  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered **IN FEET** \_\_\_\_\_ x \_\_\_\_\_

\***SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)**

If outdoor area, how will premises be enclosed?

\_\_\_ Fence; \_\_\_ snow fence ☐ chain link ☐ cattle panel  
\_\_\_ other \_\_\_\_\_

\_\_\_ Tent

8. How many attendees do you expect at event? 250

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

Security will check IDs & wrist Band anyone drinking

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

- a. Are there separate toilets for both men and women? YES ☒ NO ☐

11. **Retailer:** Will you be purchasing your alcohol from a wholesaler? YES ☒ NO ☐  
**Non-Profit:** Where will you be purchasing your alcohol?

Wholesaler \_\_\_\_\_ Retailer \_\_\_\_\_ Both \_\_\_\_\_ BYO \_\_\_\_\_  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

**NOTE:** Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and **telephone number/cell phone number** of immediate **supervisor**. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor Tim Valentine

Signature of Event Supervisor [Signature]

Event Supervisor phone: Before 402-459-0005 During 402-459-0005  
Email address valentine.timcs@gmail.com

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

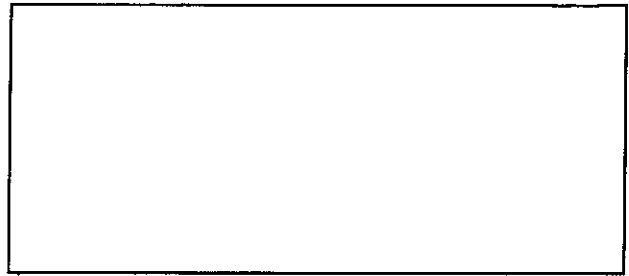
sign here [Signature] owner 5-7-14  
Authorized Representative/Applicant Title Date  
Mitchell Burt  
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

**COMPLETE ALL QUESTIONS**

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

CK-088370

3. Licensee name (last, first, ), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: Burtonian Enterprises LLC. DBA Tin Lizzy Tavern

ADDRESS: 1692 E 23rd Ave North

CITY Fremont

ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME Getzschman Heating and Air

ADDRESS: 1700 E 23rd St.

CITY Fremont

ZIP 68025

COUNTY and COUNTY# Dodge, 5

a. Is this location within the city/village limits?

YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives?

YES ☐ NO ☒

c. Is this location within 300' of any university or college campus?

YES ☐ NO ☒

5. Date(s) and Time(s) of event (no more than six (6) **consecutive** days on one application)

Date <u>6-3-14</u>	Date	Date	Date	Date	Date
<b>Hours</b> From <u>4:30</u>	<b>Hours</b> From	<b>Hours</b> From	<b>Hours</b> From	<b>Hours</b> From	<b>Hours</b> From
To <u>8:30</u>	To	To	To	To	To

a. Alternate date: \_\_\_\_\_

b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☒ Reception ☐ Fund Raiser ☐ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered **IN FEET** 80 x 100  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered **IN FEET** \_\_\_\_\_ x \_\_\_\_\_

\***SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)**

If outdoor area, how will premises be enclosed?

\_\_\_ Fence; \_\_\_ snow fence ☐ chain link ☐ cattle panel

\_\_\_ other \_\_\_\_\_

\_\_\_ Tent

8. How many attendees do you expect at event? 200

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

All attendees will be I.D.ed by Security.

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

a. Are there separate toilets for both men and women? YES ☒ NO ☐



11. **Retailer: Will you be purchasing your alcohol from a wholesaler?** YES ☒ NO ☐  
**Non-Profit: Where will you be purchasing your alcohol?**

Wholesaler \_\_\_\_\_ Retailer \_\_\_\_\_ Both \_\_\_\_\_ BYO \_\_\_\_\_  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

**NOTE:** Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and **telephone number/cell phone number** of immediate **supervisor**. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor Tim Valentine

Signature of Event Supervisor *Tim Valentine*

Event Supervisor phone: Before 402-469-0005 During 402-469-0005  
Email address valentine.tim65@gmail.com

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign  
here

*Mitchell J. Burt*  
Authorized Representative/Applicant

owner  
Title

5-12-14  
Date

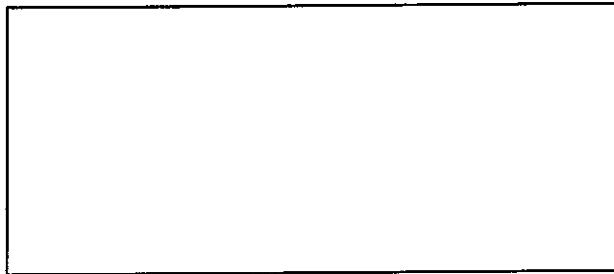
Mitchell J. Burt  
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

**COMPLETE ALL QUESTIONS**

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

CK-088370

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: Burtonian Enterprises L.L.C. DBA. Tin Lizzy Tavern

ADDRESS: 1682 E. 23rd Ave North

CITY Fremont ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME Tin Lizzy Tavern (Parking Lot)

ADDRESS: 1682 E 23rd Ave North CITY Fremont

ZIP 68025 COUNTY and COUNTY # Dodge 5

a. Is this location within the city/village limits?

YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives?

YES ☐ NO ☒

c. Is this location within 300' of any university or college campus?

YES ☐ NO ☒

5. Date(s) and Time(s) of event (no more than six (6) **consecutive** days on one application)

Date <u>6-7-14</u>	Date	Date	Date	Date	Date
<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>	<b>Hours</b>
From	From	From	From	From	From
To	To	To	To	To	To
<u>10:00 a.m.</u>					
<u>11:00 a.m.</u>					

a. Alternate date: \_\_\_\_\_

b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☐ Reception ☐ Fund Raiser ☒ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered **IN FEET** \_\_\_\_\_ x \_\_\_\_\_  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered **IN FEET** 400 x 400

\***SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)**

If outdoor area, how will premises be enclosed?

\_\_\_\_ Fence; ☒ snow fence ☐ chain link ☐ cattle panel

\_\_\_\_ other \_\_\_\_\_

\_\_\_\_ Tent

8. How many attendees do you expect at event? 200

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

All guest will have I.D. checked at door by security

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

a. Are there separate toilets for both men and women? YES ☒ NO ☐

11. **Retailer:** Will you be purchasing your alcohol from a wholesaler? YES ☒ NO ☐  
**Non-Profit:** Where will you be purchasing your alcohol?

Wholesaler \_\_\_\_\_ Retailer \_\_\_\_\_ Both \_\_\_\_\_ BYO \_\_\_\_\_  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

**NOTE:** Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and **telephone number/cell phone number** of immediate supervisor. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor Tim Valentine

Signature of Event Supervisor Tim Valentine

Event Supervisor phone: Before 402-459-0005 During 402-459-0005

Email address valentinetim65@gmail.com

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign  
here

Mitchell J. Burt

Authorized Representative/Applicant

Owner

Title

5-14-14

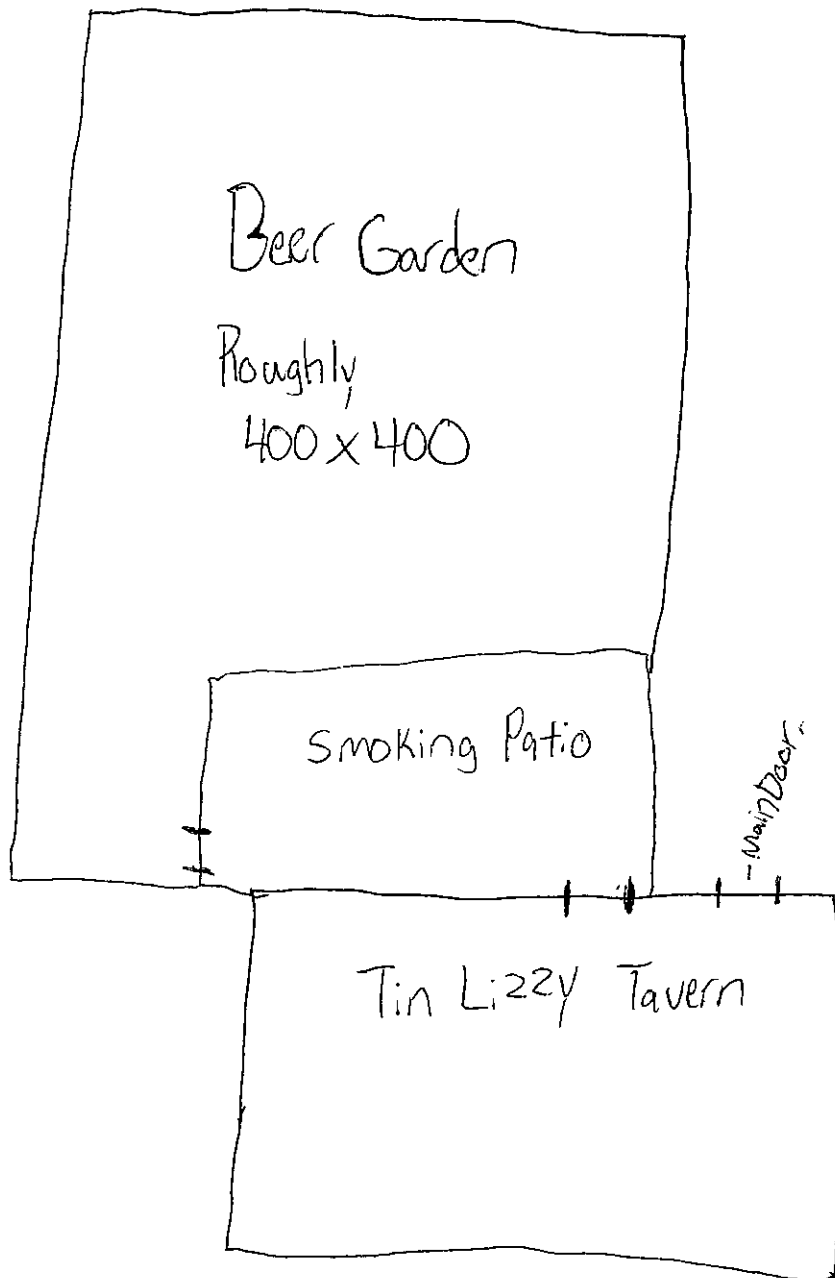
Date

Mitchell J. Burt

Print Name

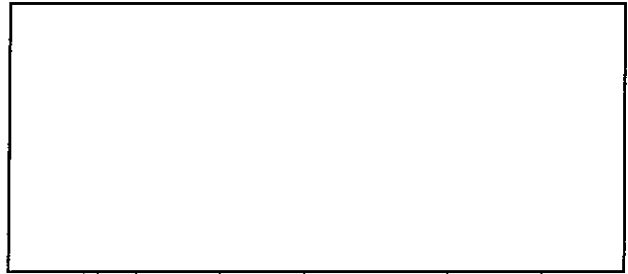
This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

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**APPLICATION FOR SPECIAL  
DESIGNATED LICENSE**

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301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.ne.gov/



DO YOU NEED POSTERS? YES ☒ NO ☐

RETAIL LICENSE HOLDERS ☒

NON PROFIT APPLICANTS ☐

Non Profit Status (check one that best applies)

Municipal ☐ Political ☐ Fine Arts ☐ Fraternal ☐ Religious ☐ Charitable ☐ Public Service ☐

**COMPLETE ALL QUESTIONS**

1. Type of alcohol to be served and/or consumed: Beer ☒ Wine ☒ Distilled Spirits ☒

2. Liquor license number and class (i.e. C-55441)  
(If you're a nonprofit organization leave blank)

CK-088370

3. Licensee name (last, first,), corporate name or limited liability company (LLC) name  
(As it reads on your liquor license)

NAME: Burtonian Enterprise LLC, D.B.A. Tin Lizzy Tavern

ADDRESS: 1682 E 23rd Ave North

CITY Fremont ZIP 68025

4. Location where event will be held; name, address, city, county, zip code

BUILDING NAME Fremont City Auditorium

ADDRESS: 925 N. Broad CITY Fremont

ZIP 68025 COUNTY and COUNTY# Dodge, 5

a. Is this location within the city/village limits?

YES ☒ NO ☐

b. Is this location within the 150' of church, school, hospital or home  
for aged/indigent or for veterans and/or wives?

YES ☐ NO ☒

c. Is this location within 300' of any university or college campus?

YES ☐ NO ☒

5. Date(s) and Time(s) of event (no more than six (6) **consecutive** days on one application)

Date <u>6/21/14</u>	Date	Date	Date	Date	Date
Hours From	Hours From	Hours From	Hours From	Hours From	Hours From
To <u>4:00 p.m.</u>	To	To	To	To	To
To <u>1:00 a.m.</u>	To	To	To	To	To

- a. Alternate date: \_\_\_\_\_
- b. Alternate location: \_\_\_\_\_  
(Alternate date or location must be specified in local approval)

6. Indicate type of activity to be carried on during event:

☐ Dance ☒ Reception ☐ Fund Raiser ☐ Beer Garden ☐ Sampling/Tasting

Other \_\_\_\_\_

7. Description of area to be licensed

Inside building, dimensions of area to be covered **IN FEET** 85' x 100'  
(not square feet or acres)

\*Outdoor area dimensions of area to be covered **IN FEET** \_\_\_\_\_ x \_\_\_\_\_

\***SKETCH OF OUTDOOR AREA (or attach copy of sketch) (sample sketch)**

If outdoor area, how will premises be enclosed?

\_\_\_ Fence; \_\_\_ snow fence ☐ chain link ☐ cattle panel  
\_\_\_ other \_\_\_\_\_  
\_\_\_ Tent

8. How many attendees do you expect at event? \_\_\_\_\_

9. If over 150 attendees. Indicate the steps that will be taken to prevent underage persons from obtaining alcohol beverages. (Attach separate sheet if needed)

Security hired by wedding party

10. Will premises to be covered by license comply with all Nebraska sanitation laws? YES ☒ NO ☐

- a. Are there separate toilets for both men and women? YES ☒ NO ☐



11. **Retailer: Will you be purchasing your alcohol from a wholesaler?** YES ☒ NO ☐  
**Non-Profit: Where will you be purchasing your alcohol?**

**Wholesaler** ☒ **Retailer** ☐ **Both** ☐ **BYO** ☐  
(includes wineries)

12. Will there be any games of chance operating during the event? YES ☐ NO ☒

If so, describe activity \_\_\_\_\_

**NOTE:** Only games of chance approved by the Department of Revenue, Charitable Gaming Division are permitted. All other forms of gambling are prohibited by State Law. There are no exceptions for Non Profit Organizations or any events raising funds for a charity. This is only an application for a Special Designated License under the Liquor Control Act and is not a gambling permit application.

13. Any other information or requests for exemptions: \_\_\_\_\_

14. Name and **telephone number/cell phone number** of immediate supervisor. This person will be at the location of the event when it occurs, able to answer any questions from Commission and/or law enforcement before and during the event, and who will be responsible for ensuring that any applicable laws, ordinances, rules and regulations are adhered to. **PLEASE PRINT LEGIBLY**

Print name of Event Supervisor Tom Valentine

Signature of Event Supervisor *Tom Valentine*

Event Supervisor phone: Before 402-459-0005 During 402-459-0005

Email address @Valentinetim65@gmail.com

Consent of Authorized Representative/Applicant

15. I declare that I am the authorized representative of the above named license applicant and that the statements made on this application are true to the best of my knowledge and belief. I also consent to an investigation of my background including all records of every kind including police records. I agree to waive any rights or causes of action against the Nebraska Liquor Control Commission, the Nebraska State Patrol or any other individual releasing said information to the Liquor Control Commission or the Nebraska State Patrol. I further declare that the license applied for will not be used by any other person, group, organization or corporation for profit or not for profit and that the event will be supervised by persons directly responsible to the holder of this Special Designated License.

sign  
here

*Mitchell Burt*  
Authorized Representative/Applicant

*Owner*  
Title

*4-29-14*  
Date

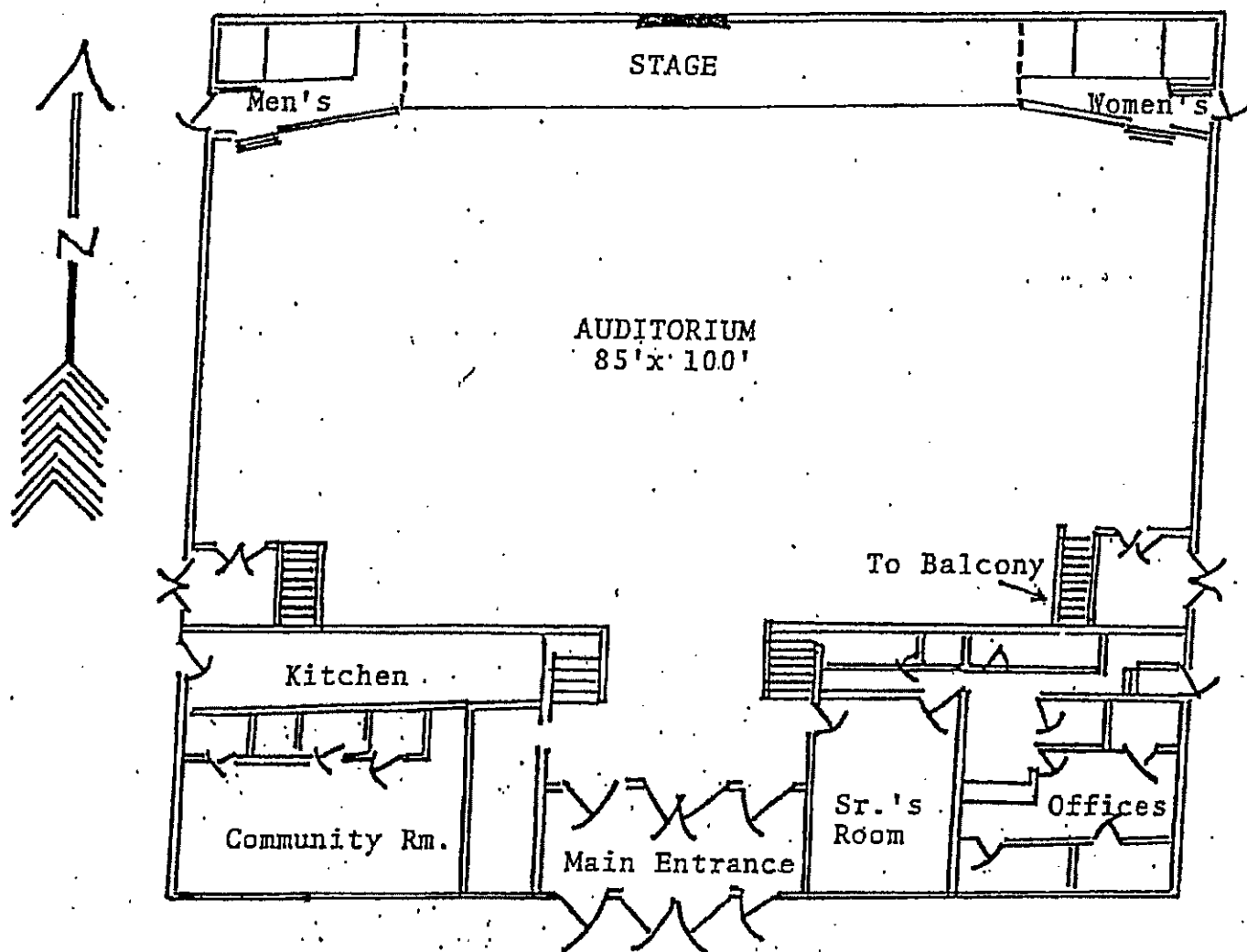
*MITCHELL BURT*  
Print Name

This individual must be listed on the application as an officer or stockholder unless a letter has been filed appointing an individual as the catering manager allowing them to sign all SDL applications.

The law requires that no special designated license provided for by this section shall be issued by the Commission without the approval of the local governing body. For the purposes of this section, the local governing body shall be the city or village within which the particular place for which the special designated license is requested is located, or if such place is not within the corporate limits of a city or village, then the local governing body shall be the county within which the place for which the special designated license is requested is located.

# FREMONT CITY AUDITORIUM

925 N. BROAD ST.



CUL DE SAC

## STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: KIM VOLK, CITY CLERK/TREASURER

DATE: May 22, 2014

SUBJECT: LIQUOR MANAGER APPLICATION

---

Recommendation: Move to approve the manager application for Cassandra Hull for Quik-Pik, 2010 North Bell

Background: Liquor Control Commission requires Council approval of manager applications.

**#18**

**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.ne.gov](http://www.lcc.ne.gov)

Office Use

**RECEIVED**

APR 18 2014

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

**MUST BE:**

- ✓ **Citizen of the United States. Include copy of US birth certificate, naturalization paper or current US passport**
- ✓ **Nebraska resident. Include copy of voter registration in the State of Nebraska**
- ✓ **Fingerprinted. Two cards per person, fees of \$38 per person, made payable to Nebraska State Patrol. If printed at NSP mail check only.**
- ✓ **21 years of age or older**

**Corporation/LLC information**

Name of Corporation/LLC: Erizon Inc. / DBA: Quik-Pik

**Premise information**

Liquor License Number: 104061 Class Type D  
(if new application leave blank)

Premise Trade Name/DBA: Quik-Pik

Premise Street Address: 2010 N. Bell St.

City: Premont County: Dodge Zip Code: 68025

Premise Phone Number: 402-727-5722

Email address: JeffJduck@aol.com

The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. Click on this link to see authorized individuals.  
[http://www.lcc.ne.gov/license\\_search/licsearch.cgi](http://www.lcc.ne.gov/license_search/licsearch.cgi)

  
**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**

(Faxed signatures are acceptable)



1400010980

**Manager's information must be completed below PLEASE PRINT CLEARLY**

Last Name: Hull First Name: Cassandra MI: L  
Home Address (include PO Box if applicable): 1415 E Dodge St  
City: Fremont County: Dodge Zip Code: 68025  
Home Phone Number: 402-753-5589 Business Phone Number: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ Drivers License Number & State: \_\_\_\_\_  
Date Of Birth: 12/22/89 Place Of Birth: Omaha, NE  
Email address: cass\_104@hotmail.com

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

☐ YES

☒ NO

APR 18 2014

**Spouse's information**

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

Spouses Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_  
Social Security Number: \_\_\_\_\_ Drivers License Number & State: \_\_\_\_\_  
Date Of Birth: \_\_\_\_\_ Place Of Birth: \_\_\_\_\_

**APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS**  
APPLICANT SPOUSE

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Fremont, NE	2013	Present			
Cedar Bluffs, NE	2012	2013			
Fremont, NE	2008	2012			
Lincoln, NE	2008	2008			
Fremont, NE	1989	2008			

**MANAGER'S LAST TWO EMPLOYERS**

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2008	2008	Pac Sun	Morgan Murphy	
2005	2008	Sawyers Car Wash	Debbie Swanson	402-721-7767

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

**Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, EVER been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

**RECEIVED**

☒ YES ☐ NO

APR 18 2014

If yes, please explain below or attach a separate page.

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted ( City & State)	Description of Charge	Disposition
Cassandra Hull	05/2008	Yutan, NE	Minor in Possession	Fines
Cassandra Hull	06/2008	Omaha, NE	Minor in Possession	Fines

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

☐ YES ☒ NO

**IF YES, list the name of the premise(s):**

---

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

☒ YES ☐ NO

**RECEIVED**

4. List the alcohol related training and/or experience (when and where) of the person making application.

APR 18 2014

\*NLCC Training Certificate Issued: \_\_\_\_\_ Name on Certificate: \_\_\_\_\_ **NEBRASKA LIQUOR  
CONTROL COMMISSION**

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)

\*For list of NLCC Certified Training Programs see [www.lcc.ne.gov/traininginfo.html](http://www.lcc.ne.gov/traininginfo.html)

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:
Brenda Schmitz / Manager	2009	Ericon / DBA Quik Pick

5. Have you enclosed the required fingerprint cards and **PROPER FEES** with this application?  
(Check or money order made payable to the **Nebraska State Patrol for \$38.00 per person**)

☒ YES

☐ NO



**PERSONAL OATH AND CONSENT OF INVESTIGATION**

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

**RECEIVED**

APR 18 2014

*Cassandra J. Hall*

Signature of Manager Applicant

**NEBRASKA LIQUOR**

Signature of Spouse

**CONTROL COMMISSION**

**ACKNOWLEDGEMENT**

State of Nebraska

County of

Dodge

The foregoing instrument was acknowledged before me this

March 13, 2014

date

by

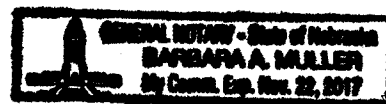
Barbara A. Muller

name of person acknowledged

*Barbara A. Muller*

Notary Public signature

Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

Dodge

Processed: 04/14/2014 11:33 AM

Printed: 04/14/2014 11:33 AM

## Registrant Search Results

### Dodge

Registrant ID Status	Registrant Name Address	Birth Date	Registration Date	Precinct Part Phone	Party	Gender	Race
3247353 Active	Hull, Cassandra L 1415 E Dodge St Fremont, NE 68025-5767	12/22/1989	2/11/2008	017.1	Nonpartisan	Female	

Total for Dodge :

1

Total number of Registrants :

1

**RECEIVED**

APR 18 2014

**NEBRASKA LIQUOR  
CONTROL COMMISSION**

## STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Justin Zetterman, City Engineer, Public Works Department

DATE: May 20, 2014

SUBJECT: Removal of two parking stalls along 4<sup>th</sup> Street directly south of the County Courthouse.

---

Recommendation: Approval of the Resolution

---

**Background:** Tim Walter with the Dodge County Facilities Department has requested the removal of two existing parking stalls along 4<sup>th</sup> Street directly south of the County Courthouse to provide enough space for the turning movement of tractor trailers turning east onto 4<sup>th</sup> Street from the alley to the south. This inability to make the turn often results in semi traffic continuing north through alley between Park and Broad Street creating similar difficulties making turns onto 5<sup>th</sup> Street. See the attached sketch for the location of the two stalls.

**Staff Opinion:** Staff has no issue with the removal of these two stalls as this should improve traffic flow and safety in the area. Staff also believes that adequate parking for the area is provided by the parking structure to the east.

**RESOLUTION NO. \_\_\_\_\_**

A Resolution of the City Council of the City of Fremont, Nebraska, approving the removal of two existing parking stalls along 4<sup>th</sup> Street just south of the County Courthouse.

WHEREAS, Tim Walter with the Dodge County Facilities Department has requested the removal of two existing parking stalls along 4<sup>th</sup> Street directly south of the County Courthouse to provide enough space for the turning movement of tractor trailers turning east onto 4<sup>th</sup> Street from the alley to the south

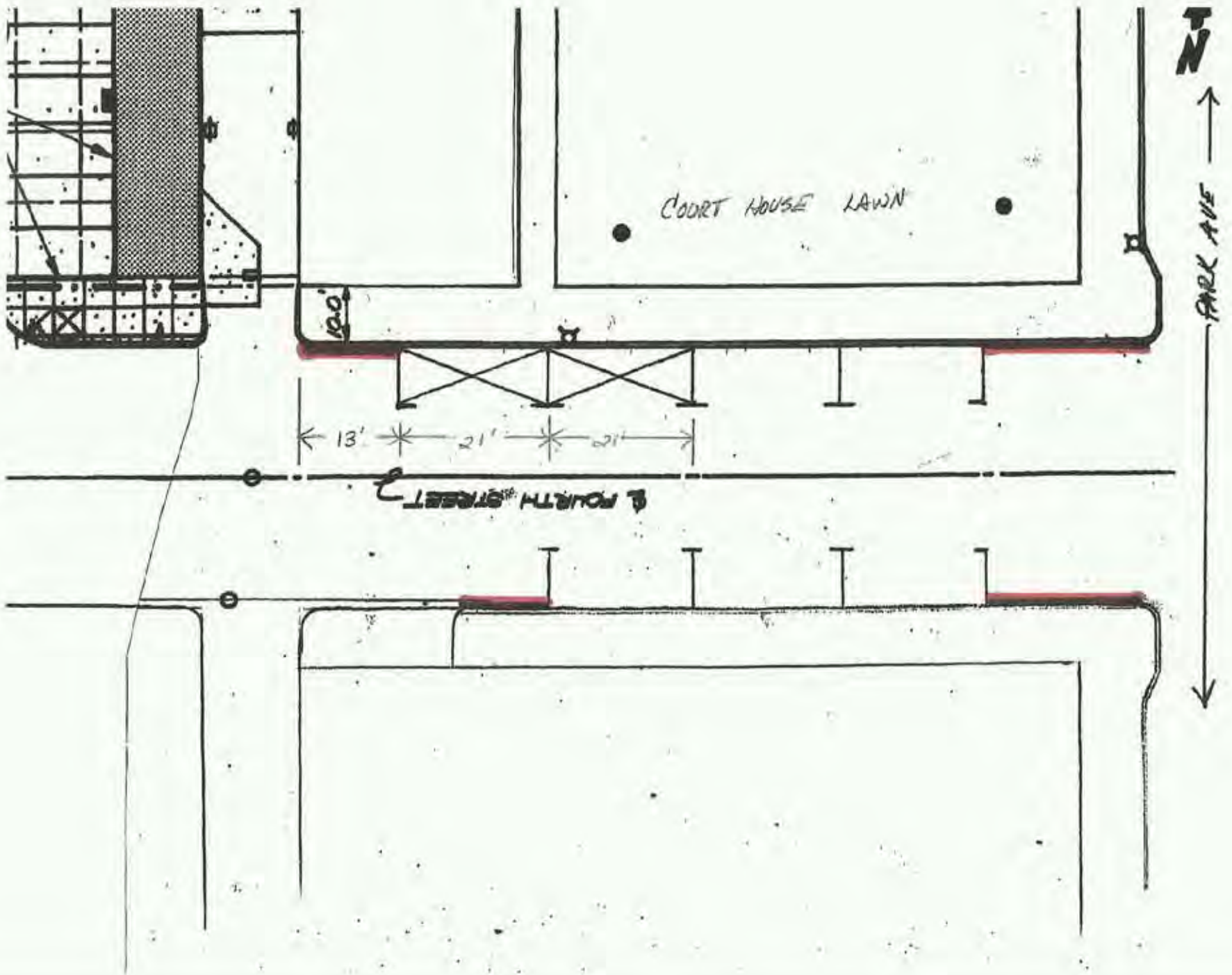
NOW, THEREFORE BE IT RESOLVED That the Mayor and City Council approve the removal of two existing parking stalls along 4<sup>th</sup> Street.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC  
Deputy City Clerk



## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Kim Volk, City Clerk/Treasurer

**DATE:** May 22, 2014

**SUBJECT:** Fly-In Breakfast at Fremont Municipal Airport

---

Recommendation: Move to approve request of Fremont Rotary Club to close the west side of Airport Road and the public property adjacent to the road for overflow parking for Fly-In Breakfast on Sunday, August 24, 2014 from 7:30 a.m. to 11:30 a.m. and to utilize the Parks and Streets staff as in the past to assist with the event.

---

**Background:** This is an annual request from the Fremont Rotary Club that raises funds to benefit the youth of the community.

Fiscal Impact: Average costs associated for staff's time to assist with this event is around \$500.

**#20**

May 14, 2014

Dale Shotkoski  
Fremont City Administrator  
400 East Military Avenue  
Fremont, NE 68025

RE: Fremont Rotary Club Fly-In Breakfast

Dear Dale:

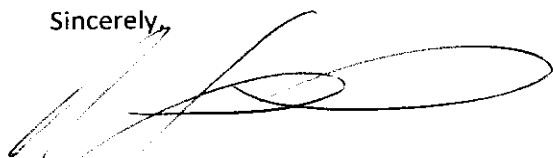
On Sunday, August 24, 2014, the Fremont Rotary Club will be sponsoring a Fly-In Breakfast from 7:30 to 11:30 AM in conjunction with Fremont Aviation, Inc. with net proceeds being used to support area youth activities and projects.

I am writing to request permission from the City of Fremont to allow patrons to park on Airport Road and on public property adjacent to the public road if necessary, in the event the parking in the airport area becomes full. In the past, the Parks and Recreation Department has been extremely helpful in organizing the tables and chairs. The Fremont Street Department has furnished 10-12 cones to be placed in the middle of Airport Road west lane. The City has also provided four large trash cans with liners. Would you please kindly place this matter on the agenda and provide me with notice of the applicable council meeting so I can appear on behalf of Rotary if necessary.

We are hopeful that this event will promote youth, general aviation, and also supplement other activities which may be planned in the Fremont area for the same day. Any assistance which the City can provide will be greatly appreciated by all. Thank you and I look forward to hearing from you.

Thank you for your time and attention to this matter.

Sincerely,



Nathan Kinnaman, Rotary Fly-In Chair  
230 N Main St  
Fremont, NE 68025  
402-721-7910



## STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: KIM VOLK, CITY CLERK/TREASURER

DATE: May 22, 2014

SUBJECT: SPECIAL TAX & ASSESSMENT 2141 NORTH H

---

Recommendation: Move to approve Resolution.

---

Background: Original Resolution No. 2013-248 had an incorrect legal. This resolution replaces it and contains the corrected legal (Proposed 2nd Addition).

Fiscal Impact: n/a

**#21**

RESOLUTION NO. \_\_\_\_\_

**A Resolution of the City Council of the City of Fremont Nebraska, levying a special tax and assessment in the amount of \$229.30 against North 54.48' Lots 1 and 2, Block 8, Hawthorne Heights Proposed 2<sup>nd</sup> Addition (2141 North H – owner: Jesus and Sarah Sanchez) in Dodge County, Nebraska, to pay the costs of weed and debris removal.**

**Whereas**, the City Council, under the direction of the Chief Building Inspector, ordered the nuisance removed and directed the owner and/or occupant be billed the actual cost of employee and equipment hours spent removing the nuisance, and

**Whereas**, the cost of removing said nuisance has been properly billed and remains unpaid after two months from the billing date.

**NOW THEREFORE BE IT RESOLVED:** There is hereby levied and charged against North 54.48' Lots 1 and 2, Block 8, Hawthorne Heights Proposed 2<sup>nd</sup> Addition (2141 North H – owner: Jesus and Sarah Sanchez) in Dodge County, Nebraska, a special assessment in the amount of \$229.30 to pay the cost of nuisance removal.

**BE IT FURTHER RESOLVED:** That Resolution No. 2013-248 is hereby rescinded and this Resolution replaces it.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
SCOTT GETZSCHMAN, MAYOR

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Consider request to subdivide part of Tax Lot 44, SE 1/4 of SW 1/4 of Section 9, Township 17 North, Range 8 East into two lots, Dodge County, Nebraska into two lots (Group Med Partnership).

---

**Recommendation:** Move to approve Resolution.

---

**Request:** The applicant seeks approval of a lot subdivision involving two parcels to the northeast of the intersection of West 23<sup>rd</sup> Street and Rawhide Dr. (County Road 20 Ave).

**Background:** The lot subdivision is being requested by the existing owner of two lots in order to better accommodate the sale and development of property.

The parcels are within the GI General Industrial Zoning District, as are the surrounding parcels. AG Agricultural zoning is located farther away to the north, west, and east. The proposed lot subdivision will conform to the setback requirements of this zoning district.

The planning commission recommended approval of this item on a vote of 6-0 on 19 May 2014.

**Findings:** The proposed lot subdivision will be in compliance with the requirements of the GI General Industrial Zoning District and the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

**#22**

RESOLUTION NO. \_\_\_\_\_

A Resolution of the City Council of the City of Fremont, Nebraska, approving the request to subdivide part of Tax Lot 44, SE 1/4 of SW 1/4 of Section 9, Township 17 North, Range 8 East into two lots.

RESOLVED: That Group Med Partnership, owners of part of Tax Lot 44, SE 1/4 of SW 1/4 of Section 9, Township 17 North, Range 8 East, Dodge County, desire to subdivide said property into the following two lots:

Parcel No. 1:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet to the true point of beginning; thence continuing N00°00'00"E on said West Line, a distance of 292.71 feet to the Southeast Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 2001, page 0334; thence N89°40'05"W on the South Line of said parcel, a distance of 79.16 feet to a point on the East Line of County Road 20 Avenue, this also being the Southwest Corner of said parcel; thence N38°29'34"E on the East Line of County Road 20 Avenue, a distance of 127.18 feet to the Northwest Corner of the parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence S89°40'05"E on the North Line of said parcel, a distance of 161.35 feet to the Northeast Corner of said parcel; thence S00°00'00"E on the East Line of said parcel, a distance of 392.71 feet to a point being 417.24 feet north of the Southeast Corner of said parcel; thence N89°40'05"W, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

Parcel No. 2:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745, this being the true point of beginning; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet; thence S89°40'05"E, a distance of 161.35 feet to a point of the East Line of said parcel; thence S00°00'00"E on said East Line, a distance of 417.24 feet to a point on the North Line of West 23rd Street, this being the Southeast Corner of said parcel; thence N89°40'05"W on said North Line, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

The subdivision of the property is hereby approved subject to:

1. Receipt of proper easements
2. Capping of any necessary utility services

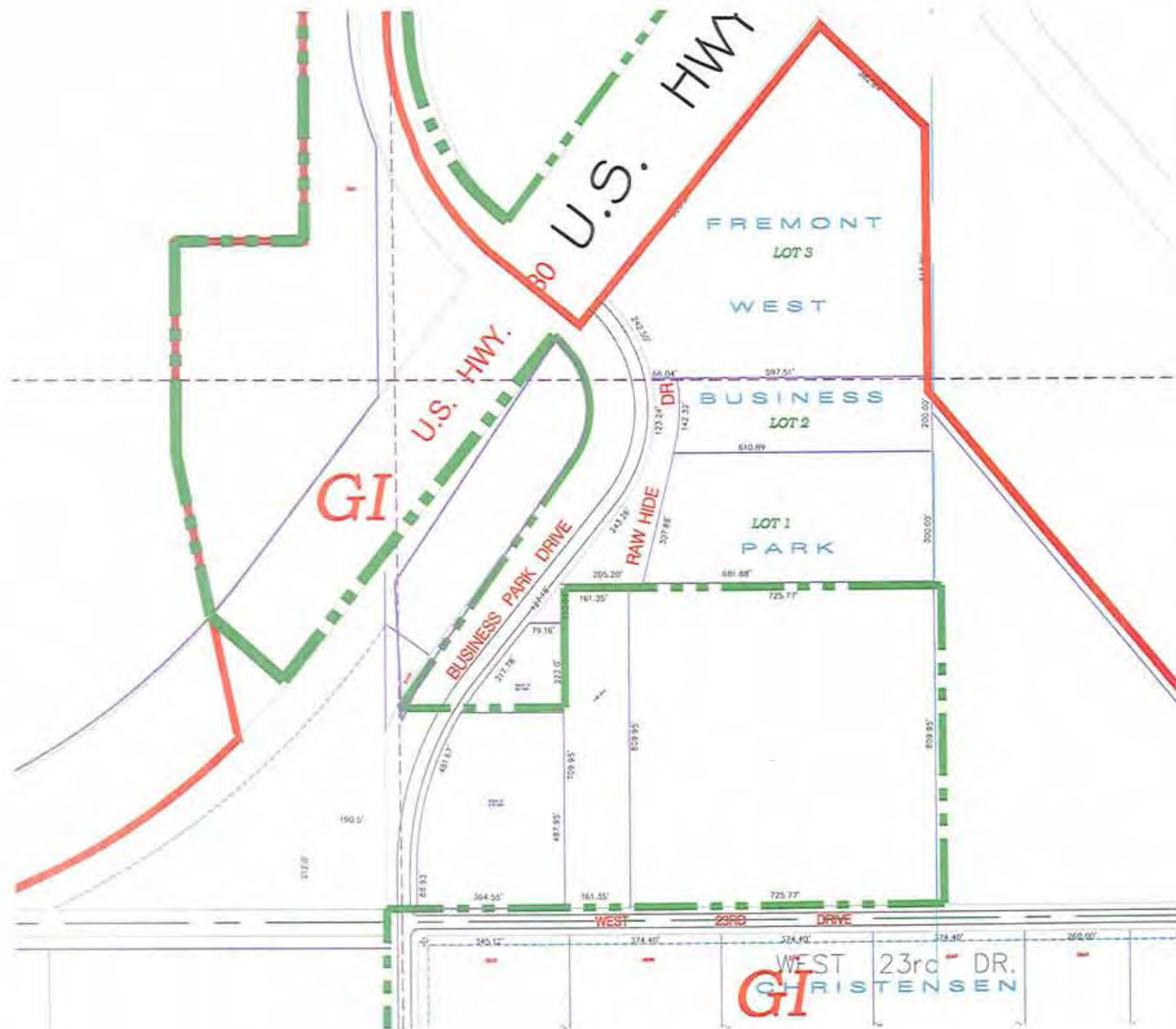
and the Mayor and City Clerk are hereby directed to sign this Resolution on behalf of the City Council.

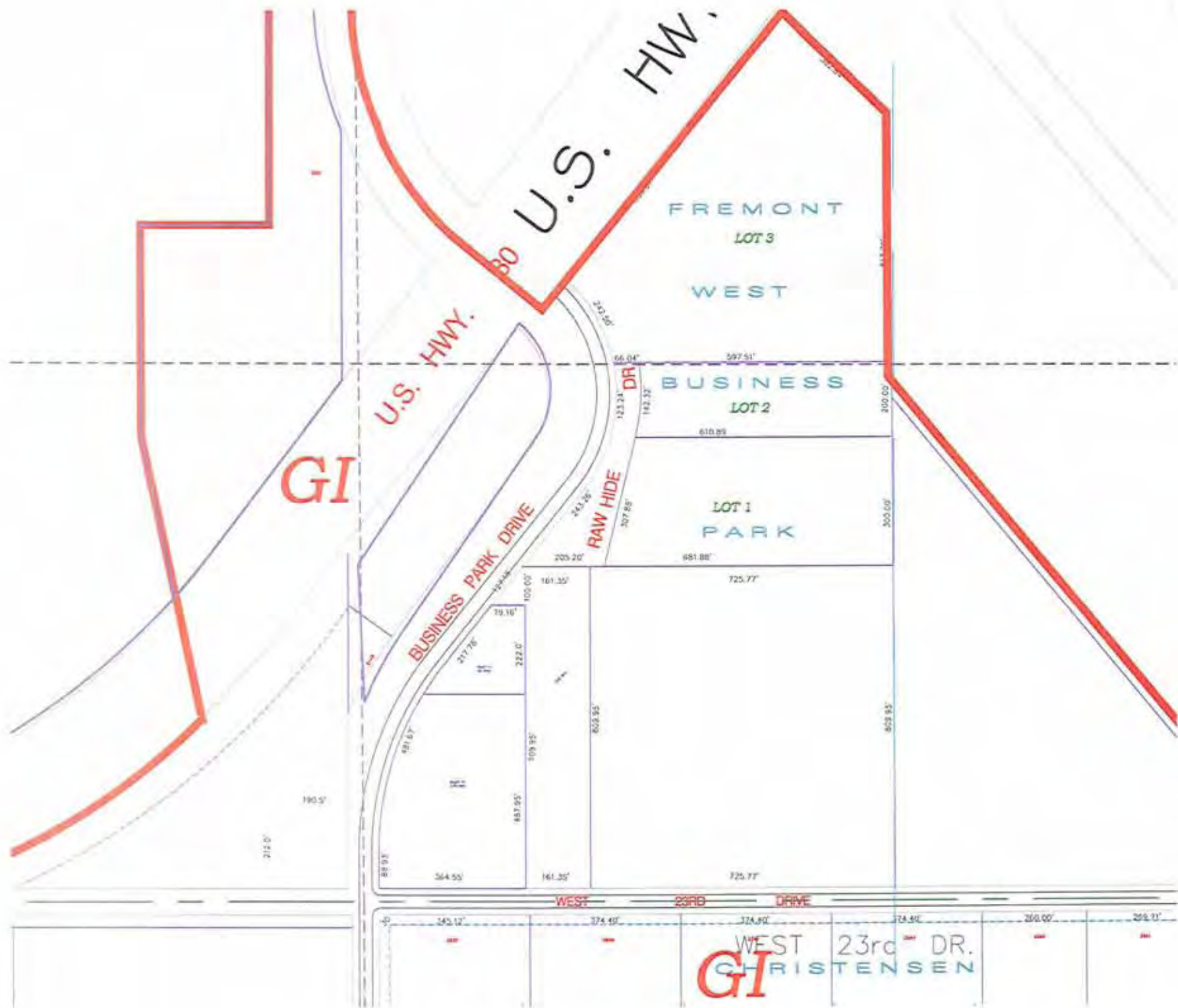
PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk



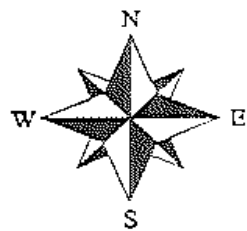




# PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, T17N, R8E OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA

FREMONT WEST BUSINESS PARK



SCALE: 1" = 100'

## LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- COMPUTED POSITION (NOT SET)
- (M) MEASURED DISTANCE
- (P) PLAT DISTANCE
- (D) DEED DISTANCE

1. ALL BEARINGS ARE ASSUMED.  
2. ALL MONUMENTS FOUND ARE 1/2" REBARS.  
3. ALL MONUMENTS SET ARE 5/8" BY 24" REBARS WITH A PLASTIC CAP STAMPED "LS-498", UNLESS NOTED OTHERWISE.

CURVE DATA:  
RADIUS: 743.51'  
CHORD: 473.29'  
CHORD BRNG: N18°28'22"E

COUNTY ROAD 20 AVE.

TAX LOT 43

TAX LOT 45

### PARCEL NO. 1

1.54 ACRES

#### OWNER:

GROUP MED PARTNERSHIP  
c/o PAUL GIFFORD  
P.O. BOX 926  
FREMONT, NE 68026-0926

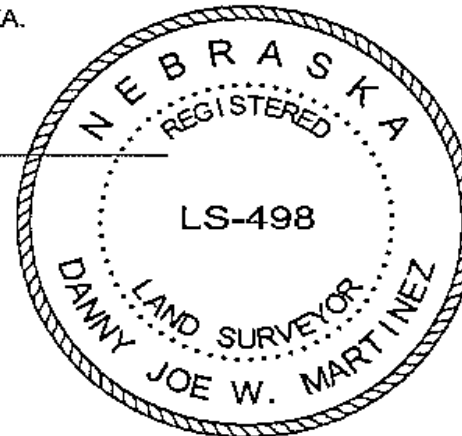
### PARCEL NO. 2

1.54 ACRES

#### SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DANNY JOE W. MARTINEZ, LS 498  
MAY 2, 2014



#### LEGAL DESCRIPTIONS

##### Parcel No. 1:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet to the true point of beginning; thence continuing N00°00'00"E on said West Line, a distance of 292.71 feet to the Southeast Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 2001, page 0334; thence N89°40'05"W on the South Line of said parcel, a distance of 79.16 feet to a point on the East Line of County Road 20 Avenue, this also being the Southwest Corner of said parcel; thence N38°29'34"E on the East Line of County Road 20 Avenue, a distance of 127.18 feet to the Northwest Corner of the parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence S89°40'05"E on the North Line of said parcel, a distance of 161.35 feet to the Northeast Corner of said parcel; thence S00°00'00"E on the East Line of said parcel, a distance of 392.71 feet to a point being 417.24 feet north of the Southeast Corner of said parcel; thence N89°40'05"W, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

##### Parcel No. 2:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745, this being the true point of beginning; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet; thence S89°40'05"E, a distance of 161.35 feet to a point on the East Line of said parcel; thence S00°00'00"E on said East Line, a distance of 417.24 feet to a point on the North Line of West 23rd Street, this being the Southeast Corner of said parcel; thence N89°40'05"W on said North Line, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

**APEX**  
**LAND SURVEYING, LLC**

Danny Martinez, RLS  
125 N. Clamar Ave.  
Fremont, Nebraska 68025  
(402) 720-9339 Office / Mobile  
danm.surveying@gmail.com

Client: Group Med Partnership	
Date: 05/02/14	Project No.: GroupMed-S091708-DodgeCo
Scale: 1" = 100'	Drawing File: GroupMed-S091708-DodgeCo.dwg
Sheet: 1 of 1	Issue No.: 1

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 20 May 2014

**SUBJECT:** Consider request to combine part of Tax Lot 44, SE 1/4 of SW 1/4 of Section 9-17-8E into two lots, Dodge County, Nebraska into one lot (Group Med Partnership).

---

**Recommendation:** Move to approve Resolution.

---

**Request:** The applicant seeks approval of a lot combination involving two parcels to the northeast of the intersection of West 23<sup>rd</sup> Street and Rawhide Dr. (County Road 20 Ave).

**Background:** The lot combination is being requested by the existing owner in order to better accommodate the sale and development of property.

The parcels are within the GI General Industrial Zoning District, as are the surrounding parcels. AG Agricultural zoning is located farther away to the north, west, and east. The proposed lot combination will conform to the setback requirements of this zoning district.

Staff is recommending approval subject to the following condition:

At the time of any adjacent property is platted, the owners agree to have this parcel included in the platting process.

The planning commission recommended approval of this item on a vote of 6-0 on 19 May 2014 subject to the conditions noted above.

**Findings:** The proposed lot combination will be in compliance with the requirements of the GI Zoning District and the Future Land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

**#23**

RESOLUTION NO. \_\_\_\_\_

A Resolution of the City Council of the City of Fremont, Nebraska, approving the request to combine part of Tax Lot 44, part of the NW ¼, Section 28, Township 17 North, Range 9 East, Dodge County, Nebraska into one lot.

RESOLVED: That Group Med Partnership, owners of part of Tax Lot 44, part of the NW ¼, Section 28, Township 17 North, Range 9 East, Dodge County, Nebraska, desire to combine said property into the following one lot:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet to the true point of beginning; thence continuing N00°00'00"E on said West Line, a distance of 292.71 feet to the Southeast Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 2001, page 0334; thence N89°40'05"W on the South Line of said parcel, a distance of 79.16 feet to a point on the East Line of County Road 20 Avenue, this also being the Southwest Corner of said parcel; thence N38°29'34"E on the East Line of County Road 20 Avenue, a distance of 127.18 feet to the Northwest Corner of the parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence S89°40'05"E on the North Line of said parcel, a distance of 161.35 feet to the Northeast Corner of said parcel; thence S00°00'00"E on the East Line of said parcel, a distance of 392.71 feet to a point being 417.24 feet north of the Southeast Corner of said parcel; thence N89°40'05"W, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

And:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745, this being the true point of beginning; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet; thence S89°40'05"E, a distance of 161.35 feet to a point of the East Line of said parcel; thence S00°00'00"E on said East Line, a distance of 417.24 feet to a point on the North Line of West 23rd Street, this being the Southeast Corner of said parcel; thence N89°40'05"W on said North Line, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

The combination of the property is hereby approved subject to the following conditions:

1. Receipt of proper easements
2. The capping of necessary utility service
3. At the time of any adjacent property is platted, the owners agree to have this parcel included in the platting process.
4. The plat of survey of part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 9, T17N, R8E of the Sixth P.M., Dodge County, Nebraska incorporating the parcels listed above be hereby adopted as part of said combination of lots.

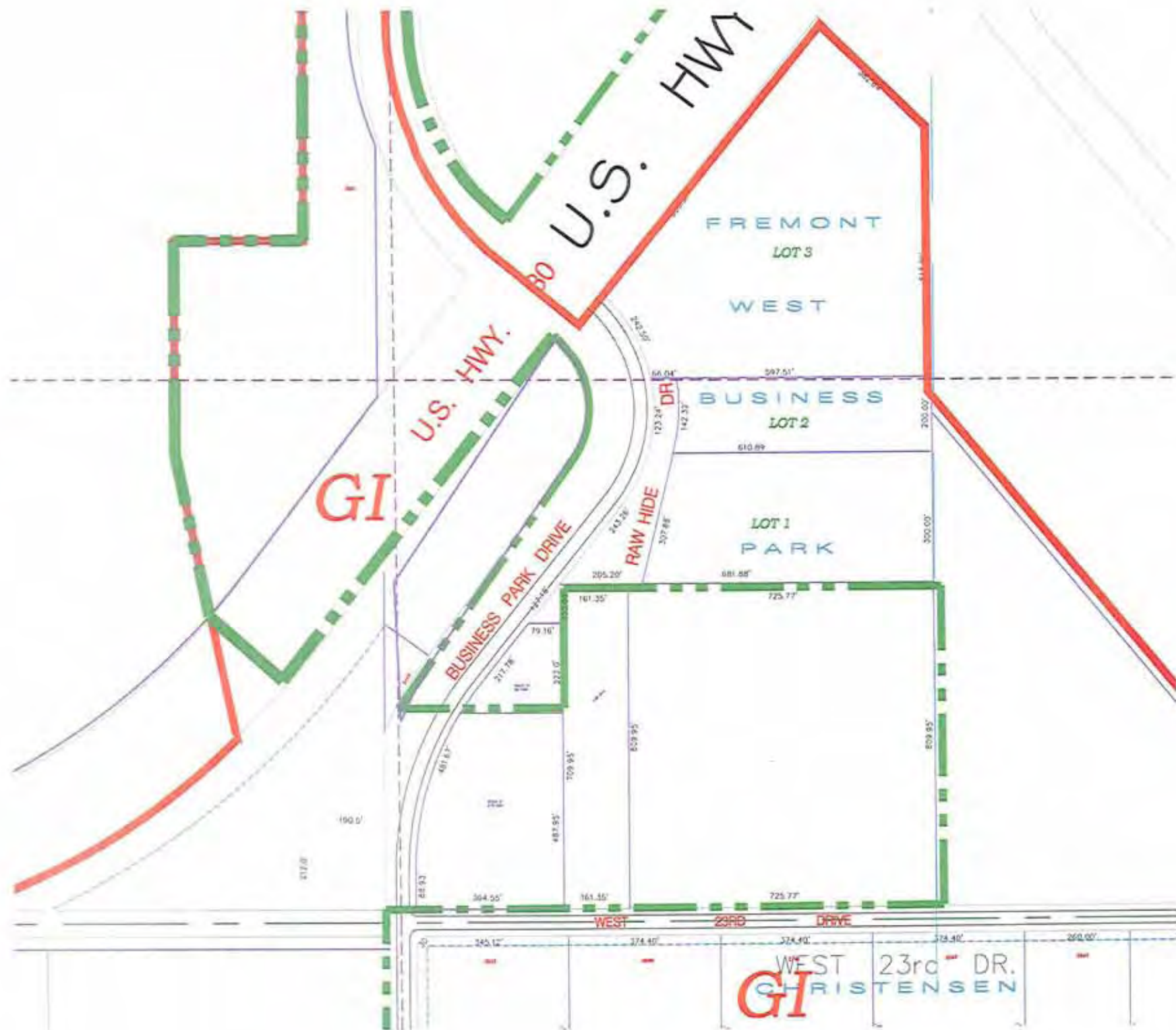
and the Mayor and City Clerk are hereby directed to sign this Resolution on behalf of the City Council.

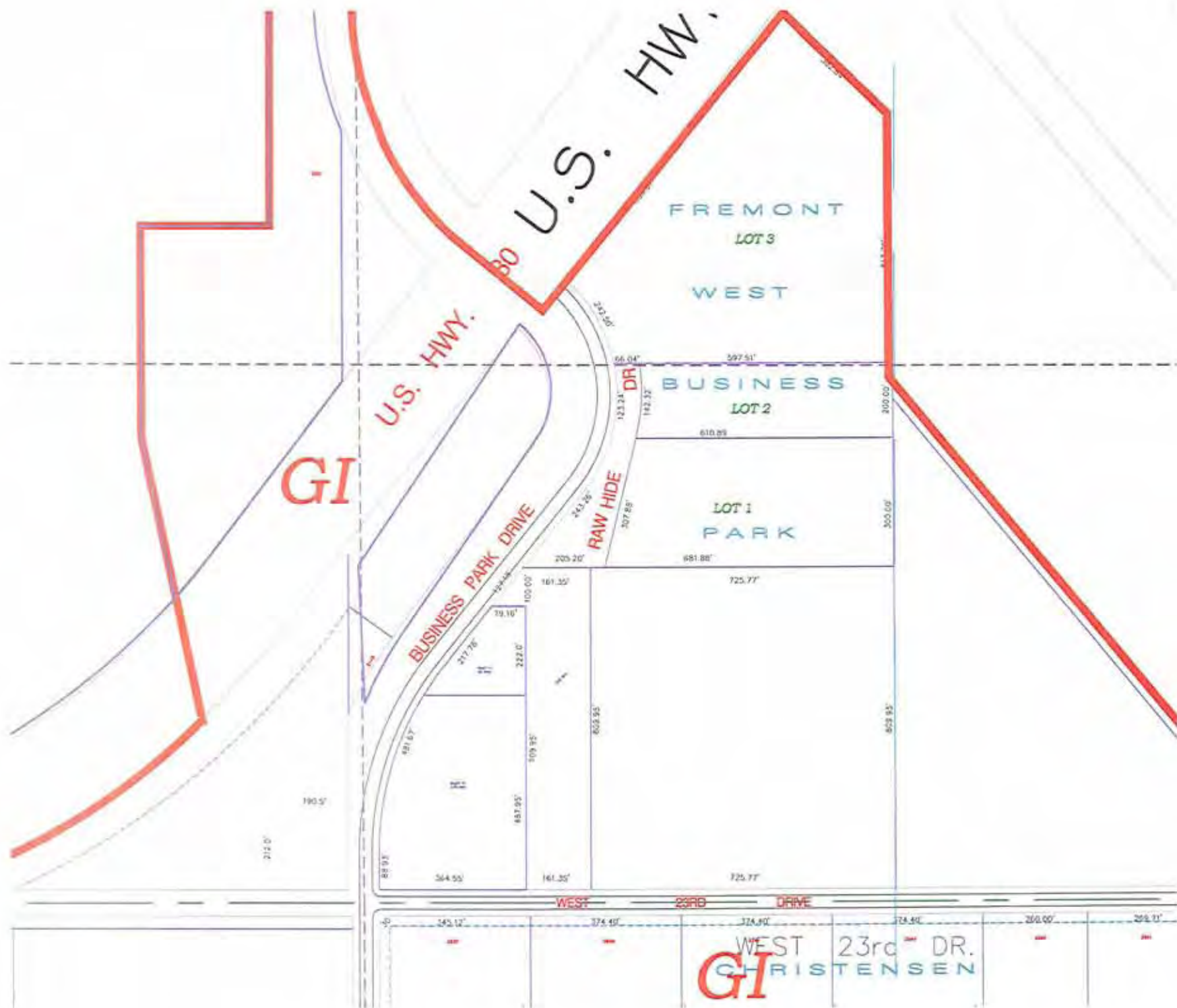
PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk

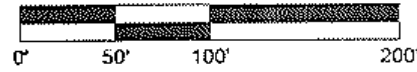
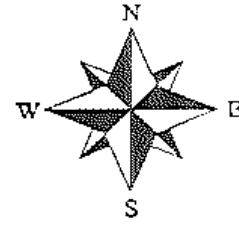






# PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 9, T17N, R8E OF THE SIXTH P.M., DODGE COUNTY, NEBRASKA



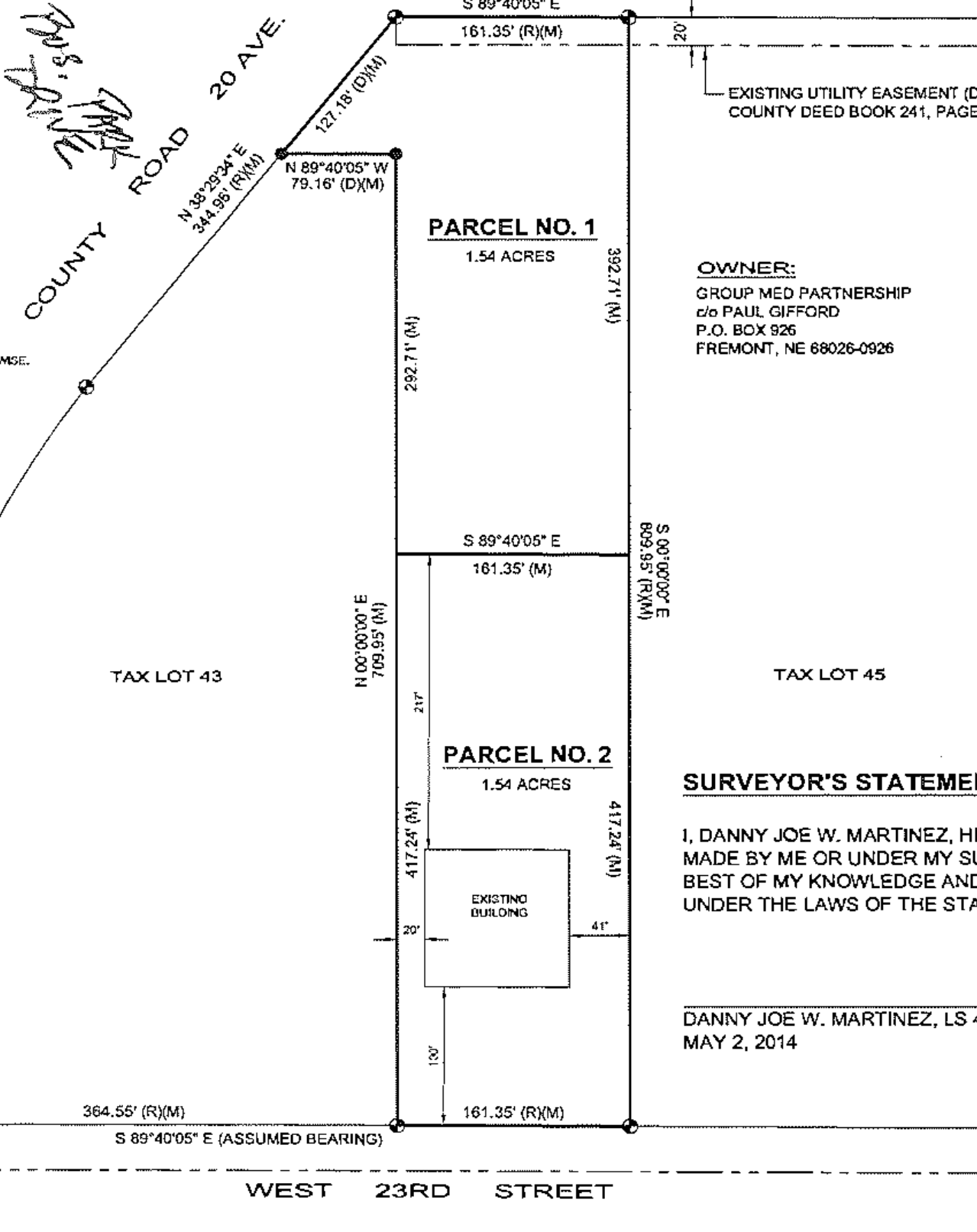
SCALE: 1" = 100'

## LEGEND:

- MONUMENT FOUND
- MONUMENT SET
- COMPUTED POSITION (NOT SET)
- (M) MEASURED DISTANCE
- (P) PLAT DISTANCE
- (D) DEED DISTANCE

1. ALL BEARINGS ARE ASSUMED.
2. ALL MONUMENTS FOUND ARE 1/2" REBARS.
3. ALL MONUMENTS SET ARE 5/8" BY 24" REBARS WITH A PLASTIC CAP STAMPED "LS-498", UNLESS NOTED OTHERWISE.

CURVE DATA:  
RADIUS: 743.51'  
CHORD: 473.29'  
CHORD BRNG: N18°28'22"E



## LEGAL DESCRIPTIONS

### Parcel No. 1:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet to the true point of beginning; thence continuing N00°00'00"E on said West Line, a distance of 292.71 feet to the Southeast Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 2001, page 0334; thence N89°40'05"W on the South Line of said parcel, a distance of 79.16 feet to a point on the East Line of County Road 20 Avenue, this also being the Southwest Corner of said parcel; thence N38°29'34"E on the East Line of County Road 20 Avenue, a distance of 127.18 feet to the Northwest Corner of the parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745; thence S89°40'05"E on the North Line of said parcel, a distance of 161.35 feet to the Northeast Corner of said parcel; thence S00°00'00"E on the East Line of said parcel, a distance of 392.71 feet to a point being 417.24 feet north of the Southeast Corner of said parcel; thence N89°40'05"W, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

### Parcel No. 2:

A parcel of land being part of the Southeast Quarter of the Southwest Quarter of Section 9, Township 17 North, Range 8 East of the Sixth P.M., Dodge County, Nebraska, being described as follows:

Commencing at the Southwest Corner of said Southeast Quarter Southwest Quarter; thence S89°40'05"E (Assumed Bearing) on the South Line of said Southeast Quarter Southwest Quarter, a distance of 75.00 feet; thence N00°05'11"W, a distance of 33.00 feet to a point on the North Line of West 23rd Street; thence S89°40'05"E on said North Line, a distance of 364.55 feet to the Southwest Corner of a parcel of land previously described and recorded in the Dodge County Register of Deeds Office in Deed Book 243, page 745, this being the true point of beginning; thence N00°00'00"E on the West Line of said parcel, a distance of 417.24 feet; thence S89°40'05"E, a distance of 161.35 feet to a point on the East Line of said parcel; thence S00°00'00"E on said East Line, a distance of 417.24 feet to a point on the North Line of West 23rd Street, this being the Southeast Corner of said parcel; thence N89°40'05"W on said North Line, a distance of 161.35 feet to the true point of beginning, containing 1.54 acres, more or less.

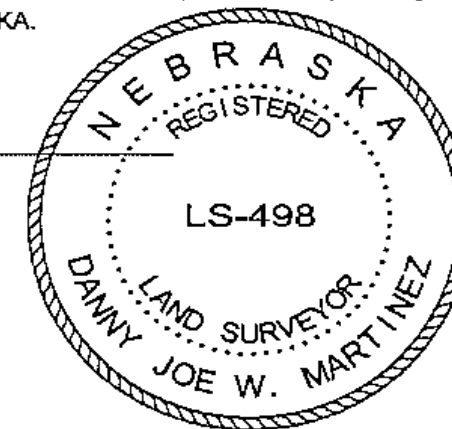
## OWNER:

GROUP MED PARTNERSHIP  
c/o PAUL GIFFORD  
P.O. BOX 926  
FREMONT, NE 68026-0926

## SURVEYOR'S STATEMENT:

I, DANNY JOE W. MARTINEZ, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DANNY JOE W. MARTINEZ, LS 498  
MAY 2, 2014



**APEX**  
**LAND SURVEYING, LLC**

Danny Martinez, RLS  
125 N. Clamar Ave.  
Fremont, Nebraska 68025  
(402) 720-9339 Office / Mobile  
danm.surveying@gmail.com

Client: Group Med Partnership	
Date: 05/02/14	Project No.: GroupMed-S091708-DodgeCo
Scale: 1" = 100'	Drawing File: GroupMed-S091708-DodgeCo.dwg
Sheet: 1 of 1	Issue No.: 1



## STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Dave Goedeken, Director of Public Works

DATE: May 22, 2014

SUBJECT: Resolution adopting Traffic Sign Maintenance Program

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Recommendation: Move to approve Resolution

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**Background:** The City of Fremont Street Department has an obligation to maintain the Street Signs on all City Streets to a safe and cost effective standard.

Approval of this resolution will adopt a Traffic Sign Maintenance Program and recognize the Manual on Uniform Traffic Control Devices as the standard by which signs are placed and maintained.

The Program has been drafted and reviewed by the Street Department and the Public Works Department. It is Staff's recommendation that the Program be formally adopted.

**#24**

RESOLUTION NO. \_\_\_\_\_

A Resolution of the City Council of the City of Fremont, Nebraska, to adopt the City of Fremont Sign Maintenance Program

WHEREAS: The City of Fremont is responsible for the maintenance of all regulatory, warning and directional traffic signs on all City Streets;

WHEREAS: Sign maintenance is important to the traffic safety of City Streets, and a Sign Maintenance Program has been proposed, a copy of which is attached hereto;

WHEREAS: said Sign Maintenance Program is a policy for sign management and maintenance functions for city signs and approval of such program is in the best interests of the City.

BE IT RESOLVED: by the City Council of Fremont that:

Scott Getzschman, Mayor of the City of Fremont, Nebraska is hereby authorized to sign the attached City of Fremont Sign Maintenance Program.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk

# **Sign Maintenance Program**

CITY OF FREMONT NEBRASKA  
MAY 27, 2014

It is the stated objective of the City of Fremont, Nebraska to maintain its city streets in a safe and cost-effective manner. As part of its maintenance efforts, the City of Fremont recognizes that regulatory, warning and directional street signs (commonly referred to collectively as safety signs) including, but not limited to, speed limit signs, stop signs, yield signs, and other similar traffic control devices, need to be properly inventoried, assessed for compliance with applicable retro-reflectivity standards, maintained and replaced from time to time. The City of Fremont further recognizes that when signs are installed within the city street right-of-ways they must comply with state and federal regulations per the Manual on Uniform Traffic Control Devices.

As part of its efforts to comply with applicable regulations, the City of Fremont shall be guided by the following plan adopted in accordance with Section 2A.08 of the Manual on Uniform Traffic Control Devices:

1. **Inventory:** In recognition of the importance of knowing the number, type and location of street signs situated in city right-of-ways, the City of Fremont intends to have the existing street sign inventory updated by January 1, 2015. The completed and updated inventory shall be maintained and shall be updated as signs are installed, replaced or removed, and not less than on an annual basis. The inventory shall indicate the type of sign, the number of each type of sign, the location of each sign, including the direction the sign faces, the date of installation (when known for pre-existing signs), type of material used on the sign face (when known), a general statement on the condition of the sign, a record of any maintenance performed on the sign, and the date of sign removal if applicable. Signs on Federal Highways 30 and 77 and State Highway 275, outside of city limits, are not the responsibility of the City of Fremont and are not part of this policy. Street signs on these highways are the responsibility of the Nebraska Department of Roads.
2. **Removal of Excess Signs:** In recognition of the fact that excess street signs have shown to reduce the effectiveness of signage as well as impose unnecessary financial burden on the city street authority, it shall be the policy of the City of Fremont to remove signs determined to be unnecessary for safety purposes and which are not otherwise required to comply with applicable state or federal statutes or regulations. The removal of signs shall be based on an engineering study and as allowed per the Manual on Uniform Traffic Control Devices.
3. **Retro-reflectivity evaluation:** In recognition of the new retro-reflectivity standards adopted in the Manual on Uniform Traffic Control Devices, the City of Fremont shall arrange to have all city street signs not removed under Section 2 above and street name signs evaluated for compliance with applicable retro-reflectivity standards. It shall be the intent of the City of Fremont to conduct this evaluation using the reflectometer method as authorized by the manual on Uniform Traffic Control Devices. The reflectometer is a Capital Outlay FYE/

9-30-2015, and is to be purchased during the 2014/2015 fiscal year. All fluorescent yellow/green school and pedestrian signs are to be minimum diamond grade sheeting.

4. **Sign Replacement:** After completion of the inventory, removal of unnecessary signs, and proper retro-reflectivity evaluation, the City of Fremont hereby establishes the following priority order in which street signs will be replaced:
  - a. First priority shall be given to replacing all signs determined not to meet minimum retro-reflectivity standards. Top priority shall also be given to replacing missing or damaged signs determined to be of a priority for safety purposes.
  - b. Second priority shall be given to signs determined to be marginal in their retro-reflectivity evaluation.
  - c. Third priority shall be given to all remaining signs as they come to the end of their anticipated service life, become damaged, etc.
5. **Ongoing Maintenance:** The City of Fremont shall include a general inspection of street signs in City street right-of-ways as part of its annual street inspections. The City of Fremont shall update its sign inventory as provided for in Section 1. After the initial purpose of complying with the requirements of the Manual on Uniform Traffic Control Devices to maintain minimum retro-reflectivity standards and as budgetary factors allow, replace signs as they reach the end of the latter of their (a) warranty period; (b) expected life expectancy for the facing material used on the sign; or (c) expected life. Damaged, stolen or missing signs may be replaced as needed.
6. **City of Fremont Sign Manual:** The City of Fremont will follow most recent Manual on Uniform Traffic Control Devices as their official manual for all signage owned and maintained by the City.
7. **Sign Policy:** The purpose of the traffic control devices will be to notify street users of regulations, and provide warning and guidance needed for uniform and efficient operations. Any signage not related to traffic control will not be placed or maintained by the City of Fremont.
8. **Inspection of Signs for Maintenance:** All signs will be reviewed during yearly street sign maintenance to ensure that all signs are visible to the traveling public. All branches, brush, fences, trees and other items that may obstruct views of signs placed along the streets will be relocated or removed as practical. Signs that have been knocked down and damaged will require the City to replace the damaged sign with a new sign after locates have been completed before resetting the new sign. A temporary sign will be placed in this location until a new sign and post have been installed for stop or yield signs.
9. **Addressing Sign Complaints:** If a resident or business owner within the city limits of Fremont has concerns regarding the placement of a sign, or if they feel a new sign is needed, they must address this issue with the City of Fremont.

**Adopted by the Fremont City Council this 27<sup>th</sup> day of May 2014.**

CITY OF FREMONT

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Scott Getzschman, Mayor

ATTEST:

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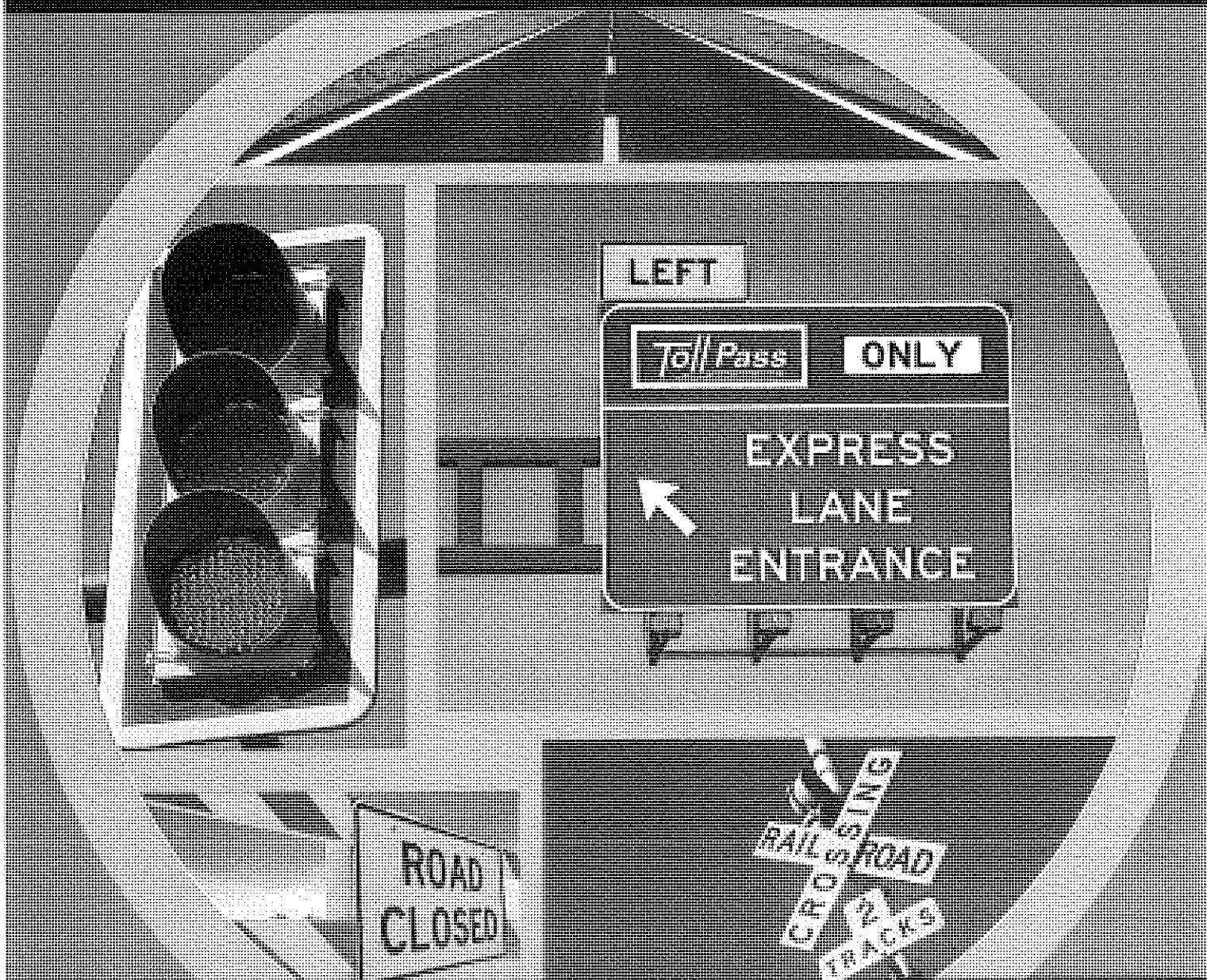
Kimberly Volk, City Clerk

# Manual on Uniform Traffic Control Devices

for Streets and Highways

2009 Edition

Including Revision 1 dated May 2012  
and Revision 2 dated May 2012



U.S. Department of Transportation  
Federal Highway Administration

**Standard:**

- 14 Except as provided in Paragraph 16 and except for the Carpool Information (D12-2) sign (see Section 2A.11), Internet addresses and e-mail addresses, including domain names and uniform resource locators (URL), shall not be displayed on any sign, supplemental plaque, sign panel (including logo sign panels on Specific Service signs), or changeable message sign.

**Guidance:**

- 15 Unless otherwise provided in this Manual for a specific sign, and except as provided in Paragraph 16, telephone numbers of more than four characters should not be displayed on any sign, supplemental plaque, sign panel (including logo sign panels on Specific Service signs), or changeable message sign.

**Option:**

- 16 Internet addresses, e-mail addresses, or telephone numbers with more than four characters may be displayed on signs, supplemental plaques, sign panels, and changeable message signs that are intended for viewing only by pedestrians, bicyclists, occupants of parked vehicles, or drivers of vehicles on low-speed roadways where engineering judgment indicates that an area is available for drivers to stop out of the traffic flow to read the message.

**Standard:**

- 17 Pictographs (see definition in Section 1A.13) shall not be displayed on signs except as specifically provided in this Manual. Pictographs shall be simple, dignified, and devoid of any advertising. When used to represent a political jurisdiction (such as a State, county, or municipal corporation) the pictograph shall be the official designation adopted by the jurisdiction. When used to represent a college or university, the pictograph shall be the official seal adopted by the institution. Pictorial representations of university or college programs shall not be permitted to be displayed on a sign.

**Section 2A.07 Retroreflectivity and Illumination****Support:**

- 01 There are many materials currently available for retroreflection and various methods currently available for the illumination of signs and object markers. New materials and methods continue to emerge. New materials and methods can be used as long as the signs and object markers meet the standard requirements for color, both by day and by night.

**Standard:**

- 02 Regulatory, warning, and guide signs and object markers shall be retroreflective (see Section 2A.08) or illuminated to show the same shape and similar color by both day and night, unless otherwise provided in the text discussion in this Manual for a particular sign or group of signs.

- 03 The requirements for sign illumination shall not be considered to be satisfied by street or highway lighting.

**Option:**

- 04 Sign elements may be illuminated by the means shown in Table 2A-1.

- 05 Retroreflection of sign elements may be accomplished by the means shown in Table 2A-2.

- 06 Light Emitting Diode (LED) units may be used individually within the legend or symbol of a sign and in the border of a sign, except for changeable message signs, to improve the conspicuity, increase the legibility of sign legends and borders, or provide a changeable message.

**Table 2A-1. Illumination of Sign Elements**

Means of Illumination	Sign Element to be Illuminated
Light behind the sign face	<ul style="list-style-type: none"> <li>• Symbol or word message</li> <li>• Background</li> <li>• Symbol, word message, and background (through a translucent material)</li> </ul>
Attached or independently mounted light source designed to direct essentially uniform illumination onto the sign face	<ul style="list-style-type: none"> <li>• Entire sign face</li> </ul>
Light emitting diodes (LEDs)	<ul style="list-style-type: none"> <li>• Symbol or word message</li> <li>• Portions of the sign border</li> </ul>
Other devices, or treatments that highlight the sign shape, color, or message: Luminous tubing Fiber optics Incandescent light bulbs Luminescent panels	<ul style="list-style-type: none"> <li>• Symbol or word message</li> <li>• Entire sign face</li> </ul>

**Table 2A-2. Retroreflection of Sign Elements**

Means of Retroreflection	Sign Element
Reflector "buttons" or similar units	Symbol Word message Border
A material that has a smooth, sealed outer surface over a microstructure that reflects light	Symbol Word message Border Background



**Standard:**

- 07 Except as provided in Paragraphs 11 and 12, neither individual LEDs nor groups of LEDs shall be placed within the background area of a sign.
- 08 If used, the LEDs shall have a maximum diameter of 1/4 inch and shall be the following colors based on the type of sign:
- A. White or red, if used with STOP or YIELD signs.
  - B. White, if used with regulatory signs other than STOP or YIELD signs.
  - C. White or yellow, if used with warning signs.
  - D. White, if used with guide signs.
  - E. White, yellow, or orange, if used with temporary traffic control signs.
  - F. White or yellow, if used with school area signs.

- 09 If flashed, all LED units shall flash simultaneously at a rate of more than 50 and less than 60 times per minute.

- 10 The uniformity of the sign design shall be maintained without any decrease in visibility, legibility, or driver comprehension during either daytime or nighttime conditions.

**Option:**

- 11 For STOP and YIELD signs, LEDs may be placed within the border or within one border width within the background of the sign.
- 12 For STOP/SLOW paddles (see Section 6E.03) used by flaggers and the STOP paddles (see Section 7D.05) used by adult crossing guards, individual LEDs or groups of LEDs may be used.

**Support:**

- 13 Other methods of enhancing the conspicuity of standard signs are described in Section 2A.15.
- 14 Information regarding the use of retroreflective material on the sign support is contained in Section 2A.21.

**Section 2A.08 Maintaining Minimum Retroreflectivity****Support:**

- 01 Retroreflectivity is one of several factors associated with maintaining nighttime sign visibility (see Section 2A.22).

**Standard:**

- 02 Public agencies or officials having jurisdiction shall use an assessment or management method that is designed to maintain sign retroreflectivity at or above the minimum levels in Table 2A-3.

**Support:**

- 03 Compliance with the Standard in Paragraph 2 is achieved by having a method in place and using the method to maintain the minimum levels established in Table 2A-3. Provided that an assessment or management method is being used, an agency or official having jurisdiction would be in compliance with the Standard in Paragraph 2 even if there are some individual signs that do not meet the minimum retroreflectivity levels at a particular point in time.

**Guidance:**

- 04 Except for those signs specifically identified in Paragraph 6, one or more of the following assessment or management methods should be used to maintain sign retroreflectivity:
- A. *Visual Nighttime Inspection*—The retroreflectivity of an existing sign is assessed by a trained sign inspector conducting a visual inspection from a moving vehicle during nighttime conditions. Signs that are visually identified by the inspector to have retroreflectivity below the minimum levels should be replaced.
  - B. *Measured Sign Retroreflectivity*—Sign retroreflectivity is measured using a retroreflectometer. Signs with retroreflectivity below the minimum levels should be replaced.
  - C. *Expected Sign Life*—When signs are installed, the installation date is labeled or recorded so that the age of a sign is known. The age of the sign is compared to the expected sign life. The expected sign life is based on the experience of sign retroreflectivity degradation in a geographic area compared to the minimum levels. Signs older than the expected life should be replaced.
  - D. *Blanket Replacement*—All signs in an areal corridor, or of a given type, should be replaced at specified intervals. This eliminates the need to assess retroreflectivity or track the life of individual signs. The replacement interval is based on the expected sign life, compared to the minimum levels, for the shortest-life material used on the affected signs.

**Table 2A-3. Minimum Maintained Retroreflectivity Levels<sup>1</sup>**

Sign Color	Sheeting Type (ASTM D4956-04)				Additional Criteria
	Beaded Sheeting			Prismatic Sheeting	
	I	II	III	III, IV, VI, VII, VIII, IX, X	
White on Green	W*; G ≥ 7	W*; G ≥ 15	W*; G ≥ 25	W ≥ 250; G ≥ 25	Overhead
	W*; G ≥ 7	W ≥ 120; G ≥ 15			Post-mounted
Black on Yellow or Black on Orange	Y*; O*	Y ≥ 50; O ≥ 50			2
	Y*; O*	Y ≥ 75; O ≥ 75			3
White on Red	W ≥ 35; R ≥ 7				4
Black on White	W ≥ 50				—

<sup>1</sup> The minimum maintained retroreflectivity levels shown in this table are in units of cd/lx/m<sup>2</sup> measured at an observation angle of 0.2° and an entrance angle of -4.0°.

<sup>2</sup> For text and fine symbol signs measuring at least 48 inches and for all sizes of bold symbol signs

<sup>3</sup> For text and fine symbol signs measuring less than 48 inches

<sup>4</sup> Minimum sign contrast ratio ≥ 3:1 (white retroreflectivity ÷ red retroreflectivity)

<sup>5</sup> This sheeting type shall not be used for this color for this application.

Bold Symbol Signs		
<ul style="list-style-type: none"><li>• W1-1,2 – Turn and Curve</li><li>• W1-3,4 – Reverse Turn and Curve</li><li>• W1-5 – Winding Road</li><li>• W1-6,7 – Large Arrow</li><li>• W1-8 – Chevron</li><li>• W1-10 – Intersection in Curve</li><li>• W1-11 – Hairpin Curve</li><li>• W1-15 – 270 Degree Loop</li><li>• W2-1 – Cross Road</li><li>• W2-2,3 – Side Road</li><li>• W2-4,5 – T and Y Intersection</li><li>• W2-6 – Circular Intersection</li><li>• W2-7,8 – Double Side Roads</li></ul>	<ul style="list-style-type: none"><li>• W3-1 – Stop Ahead</li><li>• W3-2 – Yield Ahead</li><li>• W3-3 – Signal Ahead</li><li>• W4-1 – Merge</li><li>• W4-2 – Lane Ends</li><li>• W4-3 – Added Lane</li><li>• W4-5 – Entering Roadway Merge</li><li>• W4-6 – Entering Roadway Added Lane</li><li>• W6-1,2 – Divided Highway Begins and Ends</li><li>• W6-3 – Two-Way Traffic</li><li>• W10-1,2,3,4,11,12 – Grade Crossing Advance Warning</li></ul>	<ul style="list-style-type: none"><li>• W11-2 – Pedestrian Crossing</li><li>• W11-3,4,16-22 – Large Animals</li><li>• W11-5 – Farm Equipment</li><li>• W11-6 – Snowmobile Crossing</li><li>• W11-7 – Equestrian Crossing</li><li>• W11-8 – Fire Station</li><li>• W11-10 – Truck Crossing</li><li>• W12-1 – Double Arrow</li><li>• W16-5P,6P,7P – Pointing Arrow Plaques</li><li>• W20-7 – Flagger</li><li>• W21-1 – Worker</li></ul>

**Fine Symbol Signs** (symbol signs not listed as bold symbol signs)

Special Cases
<ul style="list-style-type: none"><li>• W3-1 – Stop Ahead: Red retroreflectivity ≥ 7</li><li>• W3-2 – Yield Ahead: Red retroreflectivity ≥ 7; White retroreflectivity ≥ 35</li><li>• W3-3 – Signal Ahead: Red retroreflectivity ≥ 7; Green retroreflectivity ≥ 7</li><li>• W3-5 – Speed Reduction: White retroreflectivity ≥ 50</li><li>• For non-diamond shaped signs, such as W14-3 (No Passing Zone), W4-4P (Cross Traffic Does Not Stop), or W13-1P,2,3,6,7 (Speed Advisory Plaques), use the largest sign dimension to determine the proper minimum retroreflectivity level.</li></ul>

*E. Control Signs—Replacement of signs in the field is based on the performance of a sample of control signs. The control signs might be a small sample located in a maintenance yard or a sample of signs in the field. The control signs are monitored to determine the end of retroreflective life for the associated signs. All field signs represented by the control sample should be replaced before the retroreflectivity levels of the control sample reach the minimum levels.*

*F. Other Methods—Other methods developed based on engineering studies can be used.*

**Support:**

- 05 Additional information about these methods is contained in the 2007 Edition of FHWA's "Maintaining Traffic Sign Retroreflectivity" (see Section 1A.11).

**Option:**

- 06 Highway agencies may exclude the following signs from the retroreflectivity maintenance guidelines described in this Section:

- A. Parking, Standing, and Stopping signs (R7 and R8 series)
- B. Walking/Hitchhiking/Crossing signs (R9 series, R10-1 through R10-4b)
- C. Acknowledgment signs
- D. All signs with blue or brown backgrounds
- E. Bikeway signs that are intended for exclusive use by bicyclists or pedestrians

## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 22 April 2014

**SUBJECT:** Request to approve a conditional use application to erect an oversized accessory building, 2450 W Military Ave, Fremont, Dodge County, Nebraska (Vlach).

---

**Recommendation:** Move to approve Resolution.

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**Request:** The applicant seeks approval of a conditional use permit in order to erect an oversized accessory building on West Military Avenue.

**Background:** The request is for tract of land just outside of the corporate boundary in the City's extraterritorial jurisdiction. The parcel is 10.26 acres in size.

The area is zoned RL Lake and River Residential, as are the surrounding tracts of land west, south, and north of this parcel. RR Rural Residential zoning is located to the east of the property. Land uses in this area are residential in nature, although the character is somewhat rural.

The request for the conditional use is based on the desire for an accessory building that is larger allowed by the zoning ordinance. Section 704 of the zoning ordinance notes that in the RR zoning district parcels with a lot area over 5 acres in size may have an accessory building in excess of 2400 square feet with a conditional use permit. The proposed building is 75'x300'.

The planning commission recommended approval of this item on a vote of 6-0 on May 19, 2014. The board of adjustment will hear a variance request to allow the proposed accessory building in the front yard on May 27, 2014.

Staff is recommending approval subject to either of the following conditions being met:

The proposed building be moved to the east side of the house, or

The board of adjustment grant a variance for the proposed 10 foot side yard setback

### Findings:

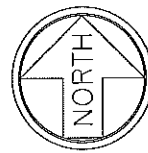
The proposed conditional use, subject to the conditions outlined above, will be in compliance with the requirements of the RL Lake and River Residential zoning district as well as meeting the intent of the Future land Use Plan, and is in conformance with the proposed Comprehensive Plan, Blueprint for Tomorrow.

	CRITERIA	Compliance
Land Use Compatibility		
Development Density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.	Yes
Height and Scale		

Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	Yes
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	Yes
Building Coverage	Building coverage should be similar to that of surrounding development of possible. Higher coverage should be mitigated by landscaping or site amenities.	Yes
Site Development		
Frontage	Project frontage along a street should be similar to lot width.	Yes
Parking and Internal Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	Yes
	All structures must be accessible to public safety vehicles.	Yes
	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	Yes
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainage ways should be preserved.	Yes
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations	Yes
Operating Characteristics		
Traffic Capacity	Project should not obstruct traffic on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	Yes
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	Yes
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	Yes
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	Yes
Public Facilities		
Sanitary Waste Disposal	Developments within 500 feet of a public sanitary sewer must connect to sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.	Yes
	Sanitary sewer must have adequate capacity to serve development.	Yes
Utilities	Project must be served by utilities.	Yes
	Rural estate subdivisions should be located in designated areas which can accommodate utility and infrastructure installation consistent with the need to protect the environment and public health.	NA
Comprehensive Plan	Projects should be consistent with the City of Fremont's Comprehensive Development Plan.	Yes

PROPOSED BUILDING  
 2450 WEST MILITARY AVE.  
 VICTORY LAKE MARINE

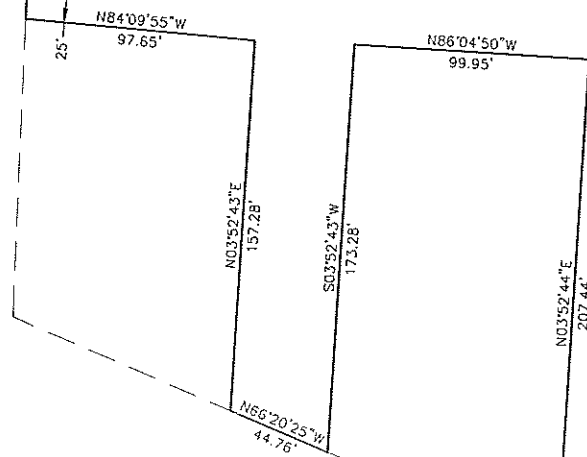
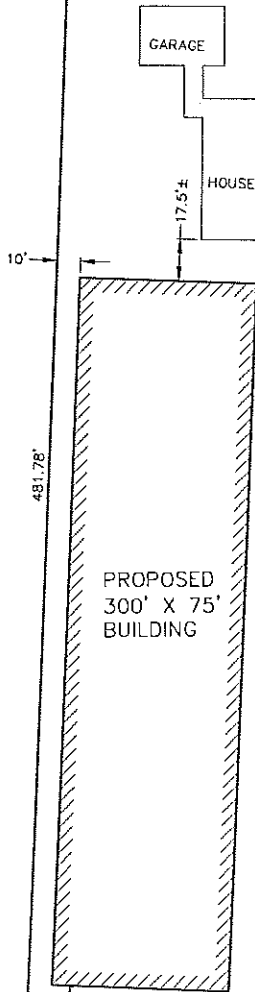
TAX LOT 66  
 10.26 ACRES



SCALE: 1" = 50'

ISAAC  
 WALTON  
 LEAGUE

N02°34'07"E 608.36'



WEST MILITARY AVENUE

N66°34'02"W  
 262.93'

Dodd Engineering  
 & Surveying



Stephen W. Dodd P.E. & L.S.  
 Ph. 402-727-9067  
 402 North D, P.O. Box 1855  
 Fremont, NE 68026-1855  
 email: Steve@doddengineering.net



## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Consider request of Dodge County SID #2 for a waiver of Article V, Section F of the subdivision ordinance relating to street standards

---

**Recommendation:** Staff recommends denial.

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**Request:** The applicant seeks approval of a waiver from the street development standards of the subdivision ordinance.

**Background:** This SID is an existing neighborhood located north of the city limits near the US 30/275 bypass. The area contains right-of-way widths of 50 feet and street widths between 18 and 22 feet wide. The drainage system along these roads consists almost exclusively of open ditches.

The SID is asking, as part of an upcoming street improvement project, that they be allowed to have pavement widths of 22 feet. The current subdivision regulations require 32 feet of pavement as well as storm sewer. The SID falls within the subdivision regulations because it is within the extraterritorial jurisdiction of the City.

Staff is recommending denial for the following reasons:

While the SID feels the area is rural in character, a review of the surrounding land uses would indicate the area is quite urban in character and feel. Its location within the ETJ suggests that there would continue to be potential growth in this part of the extraterritorial jurisdiction.

While the area is currently and SID, that fact that the area is developed and platted would make it eligible for annexation at the time the corporate limits abut the area since it would be considered urban in character.

The SID has stated that there are many of the roads surrounding and within Fremont that are rural in their design. However, many of those same roads (i.e. – Luther Road) are noted in the current One and Six to be upgraded to urban standards.

The subdivision developing infrastructure in this fashion now would mean that once the area is annexed the City would be potentially responsible for improvements to the storm sewer system and other infrastructure in the area that is not developed to urban and/or minimum standards.

Aside from these concerns, staff has attached a memo from the Public Works Director with additional concerns.

The planning commission voted to recommend approval of this item on May 19, 2014 by a vote of 6-0.



## Memo

To: Rian Harkin  
Planning Director  
From: David Goedeken, P.E.  
Director of Public Works  
Topic: Waiver of City of Fremont Standard Street Width  
Date: 5/12/2014

I have reviewed the request from Dodge County S.I.D. #2 (Sunset Addition) for waiver of the City's roadway width requirements. JEO Engineering, acting on behalf of the S.I.D. has prepared a packet of information supporting the request. S.I.D. #2 is located within the City's extraterritorial jurisdiction, (ETJ) and is therefore subject to the City's "Subdivision Ordinance". More specifically, the subdivision is located generally west of Highway 77, and south of the Highway 30 Expressway. The major North/South Streets within the subdivision are North Sommer's Ave and Prairie Road. The main East/West roadway is Sunset Drive.

The City's Subdivision Ordinance spells out the developmental, zoning, and infrastructure requirements for all development, new or existing, within the City's ETJ. . The purpose of the development requirements for areas outside the City limits, but within the ETJ, are to establish a standard for developmental improvements, and to protect the citywide taxpayers from future expenses to make upgrades.

The streets in the subdivision are unpaved, gravel roadways with open ditches for storm water drainage. The right of way width is 50 feet. City code requires new development dedicate right of way of 55 feet for residential streets, with enclosed storm sewer systems, and 32 foot wide pavement sections. Collector streets are to be dedicated with 75 foot wide right of ways and 42 foot pavement sections. The majority of the streets within the subdivision would be classified a local residential streets. A case could be made for North Sommer's Drive being a collector street, as it connects Judy Drive from the South through the subdivision to the undeveloped land to the north of S.I.D.

The packet prepared by JEO contends that the subdivision is "rural" in nature, and therefore the request for waiver of the street width requirement is justified. They have included a map of the City highlighting other narrow width streets within the ETJ. It could be argued by the City, that no areas within it's ETJ should be considered rural. These areas are within the development path of the City's natural expansion, and will at some future date become annexed. Several of the streets highlighted on their map are on the City's One and Six Year Plan for improvements to bring them up to City standards. Others highlighted are likely to be improved as they are surrounded by development. Potentially, the streets within the S.I.D. would need to be improved by the City at some future date for the same reason.

The request by the S.I.D. is for a 22 foot wide concrete roadway without curb and gutter, with a 6 foot wide shoulder. Drainage would be handled with open ditches. This proposal is less than the City's standard for a roadway width and drainage system, therefore the waiver request. The proposed configuration meets the minimum standards as required by the Nebraska Department of Roads for all roadways within the state. The NDOR minimum standard for this type of roadway is 22 feet wide with 6 foot shoulders, and a minimum obstruction setback of 8 feet. I was not provided enough information to determine the setback clearances as they presently exist. As a City, Fremont is responsible for

maintaining the minimum standards of the NDOR in order to received roadway funds. All streets within the city limits are required to be improved to minimum standards at some future date where the City would make any improvements to the subdivision roadways. The drainage ditches as proposed encroach into the private properties in numerous locations. A drainage easement would be required from the abutting property owners in order to construct and maintain the ditches. Drainage calculations were not provided to support the sizing or flow capacity of the proposed ditches.

Public Works staff has met with the S.I.D. representatives and the Engineers and explains the City's concerns with the proposed waiver request. The list of concerns are as follows.

- First and foremost, the City Code should be applied uniformly to all development within our zoning jurisdiction.
- Sunset Addition lies within the City's future development path. Sunset Addition presently is the farthest outlying development in the area, however there is undeveloped land north and west of the boundaries of the subdivision. As outlying areas develop, the proposed narrow street widths within Sunset would impede the traffic flow to these outlying areas. This could cause the city to make improvements to the roads within Sunset Addition at a future date, at the City's expense.
- The storm water request has not been supported by drainage calculations. Prior to designing and building a system for this subdivision and the outlying undeveloped area we need to know that the proposed system is adequate to the carry the flow.
- There is still the issue of whether or not North Sommer's Avenue should be considered a Collector street, or if other streets within the subdivision should be considered a collector.

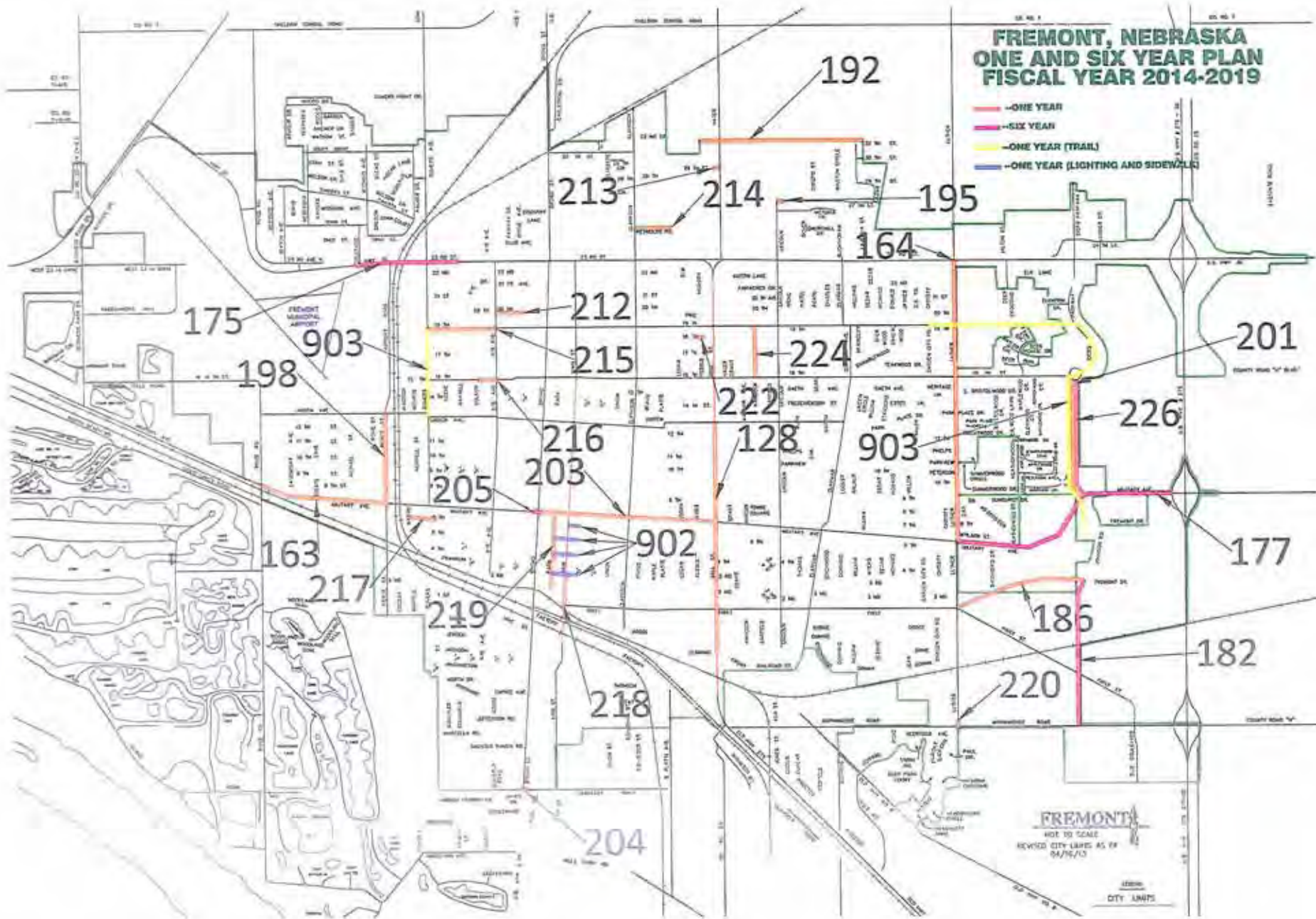
At this point Public Works Staff cannot support the request by the S.I.D. for a waiver of the Subdivision Code for minimum design standards, and therefore recommends denial.



David Goedeken, P.E.

# **FREMONT, NEBRASKA ONE AND SIX YEAR PLAN FISCAL YEAR 2014-2019**

- ONE YEAR
- SIX YEAR
- ONE YEAR (TRAIL)
- ONE YEAR (LIGHTING AND SIDEWALK)



FREMONT  
NOT TO SCALE  
REVISED CITY LIMITS AS OF  
04/16/13

CITY LIMITS





ENGINEERING ■ ARCHITECTURE ■ SURVEYING ■ PLANNING

May 2, 2014

City of Fremont  
ATTN: Rian Harkins  
400 East Military  
Fremont, NE 68025-5141

RE: Dodge County SID #2  
Request for Variance, Concrete Paving Width  
JEO Project No. 130379

Dear Rian:

On behalf of Dodge County SID #2, I am requesting a waiver to the City of Fremont standard for residential street paving width. We ask that this item be placed on the Planning Commission Agenda for May 19, 2014.

This waiver is being requested because the SID is located within the 2-mile extraterritorial jurisdiction and City Staff feels that the improvements should meet the City of Fremont standard paving width.

Attached to this letter is supporting documentation for the waiver request.

Please feel free to contact me if you have any questions.

Sincerely,

Troy M. Johnston, PE  
Project Engineer

TJ:tj  
Enclosures

Pc w/ enclosures: David Mitchell, SID #2 Attorney  
Larry Andreasen, Chairperson SID #2

JEO CONSULTING GROUP, INC.

101 W. Elm Street, Suite 207 | Walnut, Nebraska 68060-0307 | (402) 843-0001 | (402) 843-0000  
www.jeo.com



## DOCUMENTATION FOR REQUEST OF WAIVER TO PAVEMENT WIDTH

### **DODGE COUNTY SID #2**

Dodge County SID #2 is located northwest of Fremont along the west side of Highway 77, south of the Highway 30 Expressway (Exhibit #1). Numerous additions have been added over the years, with the first addition platted in the 1950's. House construction began in 1956, with no new houses built in the last 12 years. The overall feel of the area has always been rural in nature. The development consists of primarily residential homes, although the eastern portion does contain developed commercial lots. The current roadway system consists of aggregate roadways. Roadway widths are 18'-22' wide (Exhibit #3) and most street right-of-ways are 50'. The SID was created in 1964, with the water system constructed in 1964 and a sanitary sewer system in 2002; both systems are currently operated by the City of Fremont Utilities.

### CURRENT DRAINAGE SYSTEM:

The current drainage patterns of the SID are generally from northwest to southeast. The drainage system within the area consists of ditches along both sides of the roadway (Picture 4 & 5). The overall site topography is flat, and drainage within the current ditches is minimal. Culverts are under driveways to drain storm water in the ditch from one side of the drive to the other as well as culverts at some intersections. Nearly all the drainage within the project site drains to the existing 24" storm sewer pipe located at the intersection of Sunset Avenue and Nebraska Road (Exhibit #2). The storm sewer at this location conveys storm water to the discharge point located south of Cathy Avenue and just west of Highway 77 (Exhibit #2). Storm drainage then flows south via a flat roadside ditch (Picture 2) to a 36" pipe at the northwest corner of Judy Avenue and Highway 77 (Picture 1 & Exhibit #1).

### SID #2 PROPOSED IMPROVEMENTS

The residents of Dodge County SID #2 passed a resolution for Street Improvements. The SID intends to build concrete paving designated in Exhibit #3. The proposed pavement section is to be 22' wide with 6' earth shoulders (Exhibit #3). Both the SID and the design engineer feel that this is an acceptable width, based on the traffic conditions, current land use, current drainage patterns and cost controls. This paving section will meet the Board of Public Roads Classifications and Standards Minimum Design Standards for Municipal Streets (Exhibit #7). An additional storm sewer will be constructed, starting at the end of the existing storm sewer at Nebraska Road and Sunset Avenue and ending at the intersection of Western Drive and Sunset Avenue (Exhibit #2). Ditches along all improved streets will be graded and shaped. Driveway pipes will be replaced due to the ditch alignment being changed slightly. Longitudinal ditch grades for the newly shaped ditches will be flat (0.10'/100'), simply because of the existing terrain. At the completion of the project, the SID intends to restrict parking on both sides of the new paving.

City of Fremont Regulated Improvements:

The project area is located within the City of Fremont 2-mile extraterritorial jurisdiction. Current City of Fremont standard for local streets is a 32' wide urban section. Urban section paving has a curb and gutter section and typically requires a storm sewer system.

COMPARISON:

The following reasons support the construction of the 22' wide pavement section as opposed to the 32' wide curbed section:

1. **Drainage.** Construction of curbed streets and storm sewers would have the greatest impact on existing homes, yards and especially the discharge and downstream areas of the storm drainage system. Construction of the proposed 22' rural section will provide the most environmentally friendly solution, as it relates to the storm drainage system. The proposed ditches will provide needed storage during storm events. This is the condition that is currently there today.

Construction of the 32' curbed section will require much more storm sewer, and storm sewer that will likely be undersized, simply because of the existing terrain and lack of elevation or grade to properly drain. Storm water runoff amounts will be increased, possibly leading to impacts at the outlet point or downstream. The 32' wide curbed section would, in many cases, be higher than the adjacent yards and drives which is contrary to standard practice (Exhibit #3). This situation should be avoided due to the possibility of drainage flowing back towards the homes. This will require a combination of additional storm sewer, ditches behind the curb and/or drive pipes.

2. **What Residents of the SID#2 Support.** Throughout the process of building support for the project, the 22' rural section was proposed and supported. A majority of the property owners supported the project (only 11 of 116 owners objected). The 22' wide rural section will have the least impact to the overall feel of the area as the existing SID is rural in nature. All of the existing roadways leading to the SID are rural section roadways (Picture 3).

3. **Feasibility.** In our opinion the 32' wide section and associated improvements are not feasible to construct. The impacts of cost, drainage, adjacent properties and aesthetic feel will create a hardship so great that residents will oppose it and the project will not proceed. So is it better to improve the SID as proposed and retain its current character as a rural SID, or leave it as is with no improvements and no increase in value?

**OTHER SUPPORTING DOCUMENTATION (attached)**

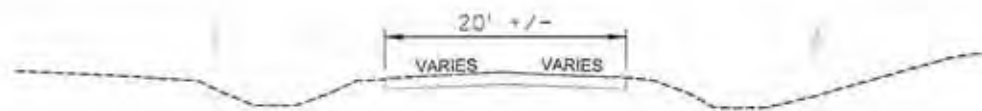
Exhibit #4	Letter of support from Dodge County
Exhibit #5	Letter of support from Township Board
Exhibit #6	Map of known Rural Section Streets in and adjacent to Fremont having width less than 32' wide
Exhibit #7	Board of Classifications and Standard Minimum Design Standards for Local Streets
Miscellaneous pictures of project area	
Picture 1	Pipe under Highway 77, Just North of Judy Ave.
Picture 2	Ditch along west side Highway 77, south of Cathy Ave.
Picture 3	Existing Prairie Road – leading into SID
Picture 4	Typical existing roadway/road ditch/ drive culvert (shallow)
Picture 5	Typical existing roadway/road ditch/ drive culvert (shallow)



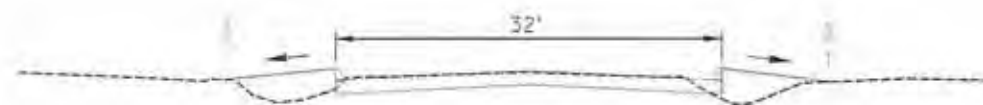
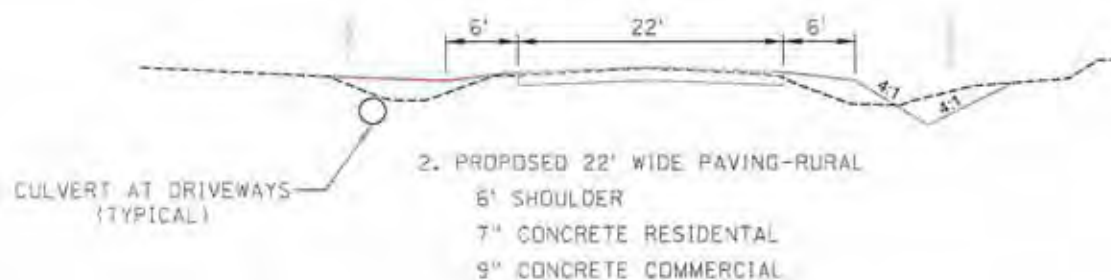








1. EXISTING STREET



3. 32' WIDE PAVING-URBAN  
FREMONT STANDARD

**EXHIBIT #3**

ALAN D. DOLL  
Highway Superintendent

JEAN ANDREWS  
Asst. Highway Superintendent

Courthouse - 435 N. Park - Rm 204  
Fremont, Nebraska 68025-4977  
Phone (402) 727-2722



April 14, 2014

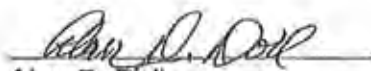
Larry Andreasen, Chairperson  
Dodge County SID No. 2

Re: Dodge County SID No. 2  
Street Improvements

Dear Larry:

It is my understanding that Dodge County SID No. 2 is planning to move forward with a proposed street improvement project to pave the gravel streets within the SID. Dodge County is required to follow the Nebraska Board of Public Roads, Classifications and Standards minimum design standards. The minimum design standards for SID No.2 streets would require eleven foot lane width with four foot earth shoulders.

Sincerely,

  
Alan D. Doll,  
Dodge County Highway Supt.

Cc: Project File

EXHIBIT #1

April 8, 2014

Mr. Larry Andreasen, Chairperson  
Dodge County SID No. 2

RE: Dodge County SID No. 2  
Street Improvements

Dear Larry:

It is our understanding that Dodge County SID No. 2 is planning to pave the existing gravel streets within the SID. The proposed paving would be 22' wide concrete with ditches for drainage.

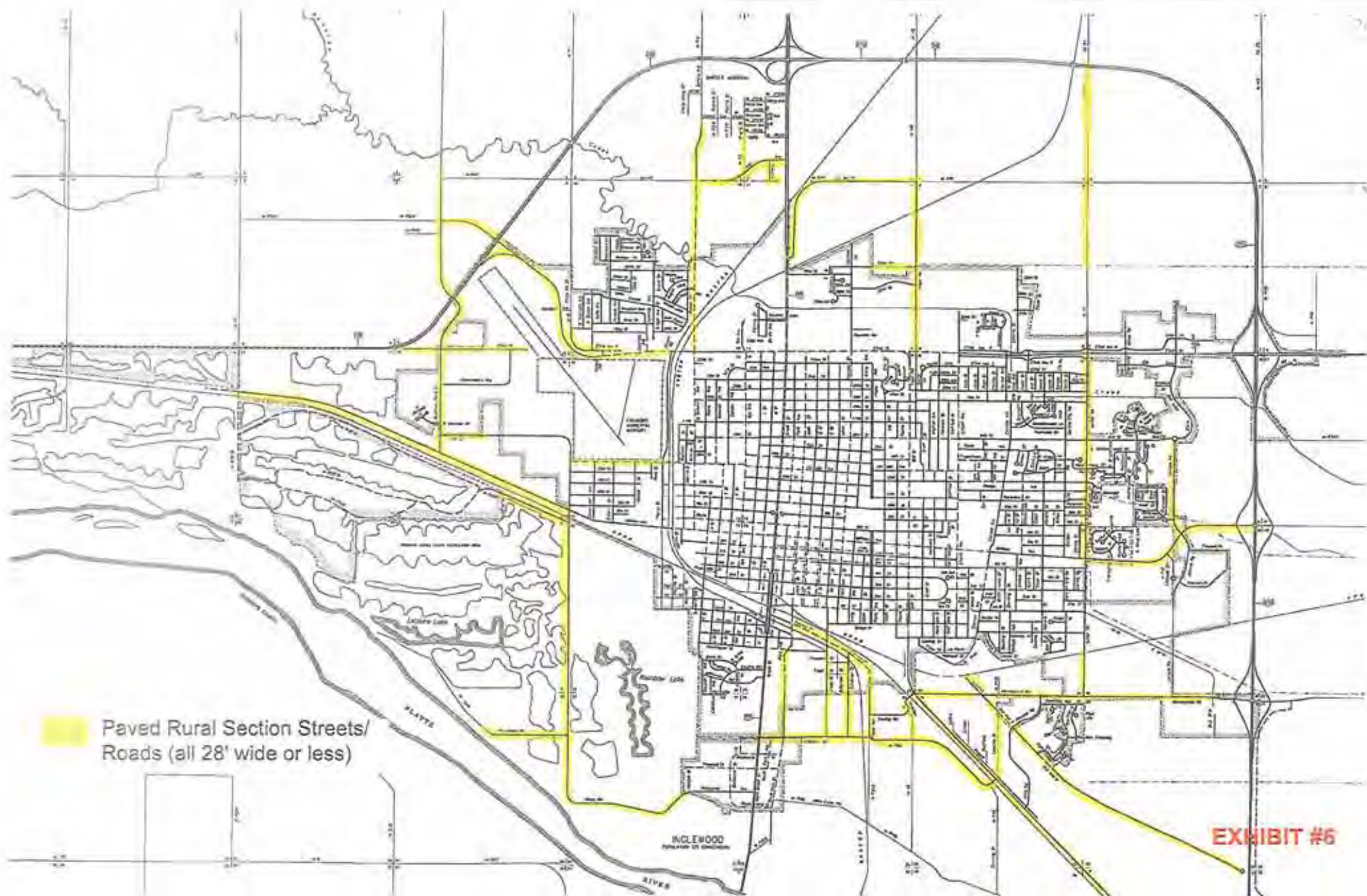
The Township Board has discussed your project and is in support of the proposed paving project.

Sincerely,

*Jim Poulas*

*Marsha A. Myers*  
*Robert Howell*





**EXHIBIT #6**

### MINIMUM DESIGN STANDARDS - PART TWO LOCAL ROADS AND STREETS

#### 001.15. MINIMUM DESIGN STANDARDS — MUNICIPAL STREETS <sup>(1)</sup>

(2) State Functional Classification	(3) Design Year Traffic	(4) Design Speed (mph)	(5) Maximum Horizontal Curve (Degree)	Maximum Grade (Percent)	(6) Number of Lanes	(7) Lane Width (Feet)	Median Width (Feet)	Non-Curbed Section Shoulder Width (Feet)	(8) Fixed Obstacle Clearance (Feet)	Lighting	New and Reconstructed Bridge Design Loading
City or Arterial	-	30	15	8	2	11	0 - As Required	8	-	Full	HL93
Collector	-	25	20	10	2	11	None	6	-	Desirable	HL93
Local	-	25	30*	10	2	11	None	6	-	Desirable	HL93

(1) The 2001 edition of AASHTO "A Policy on Geometric Design of Highways and Streets" should be used for other design criteria.

(2) Refer to NDOR "State Functional Classification Maps."

(3) "Design Year" shall be year of initial construction plus 20 years.

(4) The design speed should be equal to or greater than the anticipated posted speed limit. Stopping sight distance is a critical component of design speed.

(5) 0.06 feet per foot maximum superelevation rate. The superelevation rate should match the design speed.

(6) The actual number of lanes for design shall be based on a capacity analysis using design year traffic and the selected level of service to be obtained.

(7) Lane width shall not include width of curb or curb offset.

(8) Minimum fixed obstacle clearance for a curbed section shall be 2 feet as measured from the back of the curb, or for a non-curbed section shall be 8 feet as measured from the edge of the through driving lane. This area shall be free of obstacles except: (a) Traffic signals, railroad signals and railroad tracks; (b) Other obstacles including, but not limited to: ditches, slopes, driveways, intersections, earth dikes, curbs, guardrails, median barriers, crash cushions, drainage inlets, drainage flumes, culverts, bridges, roadway lighting, and traffic control devices if the municipality, through an engineering study, has determined that such obstacles are acceptable and are necessary for the operation and use of the street system; (c) Other obstacles if the municipality, through an engineering study and based upon a cost benefit analysis, has determined that the cost to remove or treat such obstacle exceeds the benefits from such removal or treatment. Fixed obstacle clearance for a non-curbed section may be reduced further for a turn-out lane, provided a minimum clearance of 2 feet is maintained from any paved surface.

\* Local street radii can be reduced to 100 feet if compatible with overall development and a design speed study.





PICTURE 1





PICTURE 2



PICTURE 3





PICTURE 4





## STAFF REPORT

**TO:** Mayor and City Council

**FROM:** Rian Harkins, Planning Director

**DATE:** 22 May 2014

**SUBJECT:** Consider a request for annexation of property located in the SW corner of the NW ¼ of Section 19, Township 17 North, Range 9 East, Dodge County, Nebraska

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Recommendation: 1) Move to introduce Ordinance 2) Hold first reading

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**Background:** The City of Fremont requests the annexation of property located in the NW ¼ of Section 19, Township 17 North, Range 9 East, Dodge County, Nebraska. The tract is located to the north of the power plant and contains the right-of-way to be used for the 1<sup>st</sup> Street Extension project. The Nebraska Department of Roads has asked the City to annex the parcel.

**#27**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF FREMONT, NEBRASKA, ANNEXING THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT: A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 9 EAST OF THE 6TH P.M., DODGE COUNTY, NEBRASKA, AND, PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA:

SECTION I. That the following described real estate, contiguous and adjacent to the City of Fremont, Nebraska, urban in character, will receive material benefits and advantages from annexation to said City, to-wit:

A TRACT OF LAND starting at the SW corner of the NW  $\frac{1}{4}$  of said Section 19, thence north a distance of 380 feet along the west line of said Section 19, thence west on a line parallel to the south line of said NW  $\frac{1}{4}$  to the centerline of said Section 19, thence south along said centerline a distance of 380 feet, thence east along the south line of said NW  $\frac{1}{4}$  to the Point of Beginning.

be and the same is hereby included within the boundaries and territory of the City of Fremont, Nebraska and shall be included within the corporate limits of said City and become a part of said City for all purposes whatsoever, and the inhabitants of such addition shall be entitled to all the rights and privileges and be subject to all the laws, ordinances, rules and regulations of said City.

SECTION II. EFFECTIVE DATE. This ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014

\_\_\_\_\_  
Scott Getzschman, Mayor

ATTEST:

\_\_\_\_\_  
Kimberly Volk, MMC  
City Clerk



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. Printed: 05/22/14



## STAFF REPORT

**TO:** Honorable Mayor and City Council

**FROM:** Kim Volk, City Clerk/Treasurer

**DATE:** May 23, 2014

**SUBJECT:** May 13, 2014 election results

---

Recommendation: Move to receive and file certified results of the May 13, 2014 primary election. .

**Background:** The Council needs to receive and file the election results so they can be sent to the Nebraska Department of Revenue to implement the continuance of the 1/2 cent sales tax.

Results will be given to Council at the meeting after the County Clerk as sent them to the City Clerk.

**#28**

## STAFF REPORT

**TO:** Honorable Mayor and City Council  
**FROM:** Kimberly Volk, City Clerk/Treasurer  
**DATE:** May 23, 2014  
**SUBJECT:** Sales Tax continuance

---

**Recommendation:** 1.) Move to introduce Ordinance 2.) hold first reading 3.) Move to suspend rules and place on final reading 4.) hold final reading 5.) vote on Ordinance

---

Background: On May 13, 2014 the citizens of Fremont voted to continue the 1/2 cent sales tax with 1/3 of the collections for Economic Development, 1/3 of the collections for Public Safety and 1/3 of the collections to Streets.

The Nebraska Department of Revenue requires the City to submit proof of the sales tax in the form of an ordinance. The deadline for submitting this ordinance to the Department of Revenue is June 3rd for the sales tax rate to be effective October 1, 2014.

Fiscal Impact:

**#29**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ADOPT AND IMPOSE A SALES AND USE TAX, EFFECTIVE ON AND AFTER OCTOBER 1, 2014 THROUGH SEPTEMBER 30, 2024, OF ONE-HALF PERCENT (1/2%) UPON THE SAME TRANSACTIONS THAT THE STATE OF NEBRASKA IS AUTHORIZED TO IMPOSE SUCH A TAX PURSUANT TO THE PROVISIONS OF THE NEBRASKA REVENUE ACT OF 1967, AS AMENDED, AND THE LOCAL OPTION REVENUE ACT OF 1969, AS AMENDED; TO PROVIDE FOR THE ADMINISTRATION, ASSESSMENT, COLLECTION, CLAIMS, REMEDIES, PENALTIES AND DISPOSITION OF SUCH SALES AND USE TAX; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FREMONT, NEBRASKA:

SECTION I. That pursuant to the approval of the electors of the City of Fremont, Nebraska, at the City's primary election held on May 13, 2014, there is hereby adopted pursuant to the provisions of Sections 77-2701 to 77-27,135 R.R.S. Nebraska 1943, as amended, known as the Nebraska Revenue Act of 1967, and Sections 77-27,142 to 77-27,148 R.R.S. Nebraska 1943, as amended, known as the Local Option Revenue Act of 1969, a Sales and Use Tax effective on and after October 1, 2014 through September 30, 2024, of one-half percent (1/2%) upon the same transactions within the corporate limits of the City of Fremont, Dodge County, Nebraska, as the same may from time to time be extended, on which the State of Nebraska is authorized to impose a tax pursuant to the provisions of the aforementioned statutes of the State of Nebraska as the same may from time to time be amended. The proceeds of the taxes so imposed and collected are to be used for public safety, streets, flood control and economic development.

SECTION II. That the administration of the Sales and Use Tax imposed by this Ordinance, the making of returns for the ascertainment and assessment, the provisions for tax claims and remedies, the laws governing consummation of sales, penalties and collection of the taxes so imposed and collected shall be as provided by Sections 77-27,142 to 77-27,145 R.R.S. Nebraska 1943, as amended, and Sections 77-2701 to 77-27,135, R.R.S. Nebraska 1943, as amended. The taxes so imposed and collected shall be placed in restricted trust funds. One third of the proceeds to be used to finance the Economic Development Plan of the City of Fremont, 1/3 of the proceeds to be used for the Police and Fire Departments for the purposes of funding operating and capital expenses and 1/3 of the proceeds to be used for street construction and renovation, including drainage and flood control, for the benefit of the City of Fremont.

SECTION III. That the City Council shall mail, by certified or registered mail, a certified copy of this ordinance, a certified copy of the May 13, 2014 election results, a certified copy of a map of the City of Fremont, Nebraska showing the corporate limits thereof and a certified statement from the county election commissioner that the question of imposing a city tax has not failed in the previous twenty three months to the Nebraska Tax Commissioner and the Nebraska Department of Revenue

SECTION IV. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION V. That this ordinance shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014

ATTEST:

\_\_\_\_\_  
Scott Getzschman, Mayor

\_\_\_\_\_  
Lynne McIntosh, CMC, Deputy City Clerk